EXETER TRADE PARK

MARSH BARTON ROAD • EX2 8YX

AVAILABLE FOR IMMEDIATE OCCUPATION

HIGHLY PROMINENT TRADE UNIT TO LET

UNIT 5

3,753 SQ FT (348.6 SQ M)



BE PART OF EXETER'S PREMIER TRADE PARK

20,000 MOTOR VEHICLES PASSING PER DAY



ONLY UNIT 5 REMAINING

AVAILABLE FOR IMMEDIATE OCCUPATION

Prominence

Highly visible onto Marsh Barton Road and Trusham Road.

M5 J31

Just 3 miles from the national motorway network.

Mixed Uses

Trade, Industrial, Distribution, Automotive and Roadside uses.

Railway Station

Just 2 miles from Exeter St David's Station.

20,000 Motor Vehicles per Day

Approx. 20,000 motor vehicles passing per day.

Average daily traffic flow through Marsh Barton, Exeter. Source: Gov.uk

Demographics

Exeter has an estimated population of 138,399 and has a commuter catchment area of over 499,000 residents. (Exeter Gov)

The immediate area is well established with approximately 4,725 registered businesses.

Sources: ONS 2024 E07000041, exeter.gov.uk

DESCRIPTION

Exeter Trade Park is a high-quality industrial, warehouse and trade counter development located in the heart of Marsh Barton, Exeter's premier commercial location.

The completed scheme comprises a prominent terrace of trade counter units fronting Marsh Barton Road, alongside three modern trade/distribution units positioned to the side and rear of the site.

LOCATION

The site is situated south of Exeter City centre on the popular Marsh Barton Trading Estate. It is accessed via the A377 and north-west of the intersection between the A30, A38 and M5 motorway. It benefits from an extensive and prominent frontage to Marsh Barton Road and the northern end of Trusham Road. These roads form the principle access/egress to the trading estate and link Marsh Barton to the Matford Trading Estate.

The site can be accessed directly from Junction 31 of the M5 Motorway via the A30, which in turn links to the A377 Alphington Road and in turn with Marsh Barton Road.

The surrounding area is generally characterised by a mixture of retail, trade and automotive occupiers.



MODERN TRADE UNIT

3,753 SQ FT (348.6 SQ M)

LAST REMAINING UNIT



UNIT 5
KEY FEATURES

- Constructed steel portal frame with insulated profiled steel cladding walls
- Approximately 10% translucent roof lights
- A surface level loading door & separate pedestrian access
- WC facilities
- Services include three phase electricity, water and gas
- E, B2 & B8 uses

ACCOMMODATION (GIA)	Unit 5
Total Area	3,753 sq ft
	348.6 sq m
Surface level loading door	1
Yard depth	22.5m
Eaves height (to the haunch)	8m
Floor loading (kN/m²)	50 kN/M²
Car parking	7 Parking Spaces (2 Accessible)



Typical internal shows adjacent unit 4











TERMS
The Unit is available by way of a new full repairing and insuring lease for a term to be agreed. Rent available on application.

LEGAL COSTS
Each party to bear their own legal costs associated with any transaction.

VAT
VAT will be charged on the rent at the prevailing rate.

ANTI MONEY LAUNDERING
The successful lessee/ purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS
For more information or viewing requests, please contact the joint marketing agents.

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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. OCTOBER 2026

Demographics sources:
ONS 2024 E07000041, exeter.gov.uk

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