

27 MARSH GREEN ROAD EAST,
MARSH BARTON, EXETER,
EX2 8PQ



BNP PARIBAS
REAL ESTATE



EXECUTIVE SUMMARY

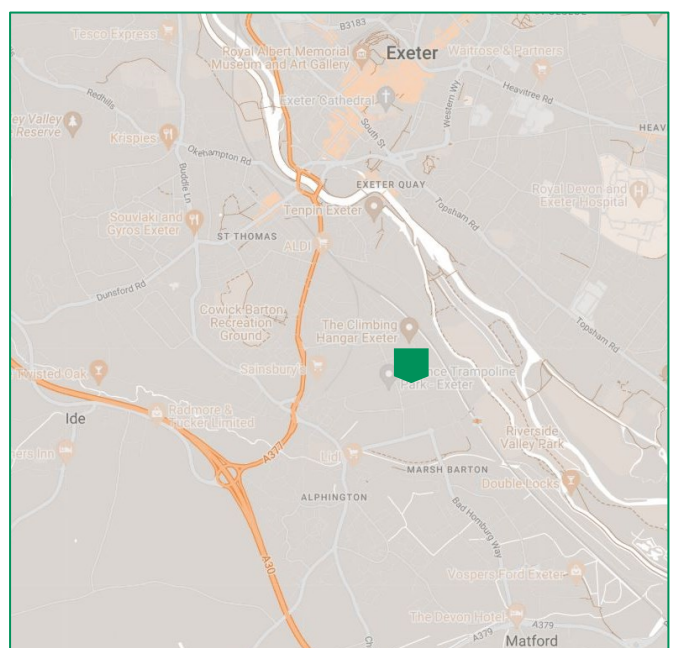
- ✓ Peppercorn rent (£1 per annum if demanded) expiring 31 March 2044
- ✓ Opportunity for a sub-lease on flexible lease terms
- ✓ Within the heart of Exeter's largest employment area
- ✓ Secure site
- ✓ 13 car parking spaces
- ✓ High quality office content
- ✓ Great accessibility both by road and public transport



BARLEY HOUSE, 27 MARSH GREEN ROAD, MARSH BARTON, EXETER, EX2 8PQ

LOCATION

Marsh Barton is the largest area of employment in Exeter. It is about 1 mile south of the city centre with quick and easy access to the M5, A30 and the A38 Expressway via the Exeter Ring Road. The Matford Park and Ride bus service (Green Park & Ride) links the Marsh Barton Trading Estate to the city centre. The property is situated on Marsh Green Road East, which is split by Trusham Road that is the main thoroughfare through the estate, but Marsh Green Road (East and West) provides the quickest route to the A377. Enterprise Rent a Car neighbours the unit with other major occupiers including Renault Trucks, Howdens, Parcel Force Worldwide and Bristol Street Motors.



DESCRIPTION

The property comprises three different buildings; the main two storey L-shaped office that fronts Marsh Green Road East and has car parking in front, a separate two storey office with a ground floor connection behind and a warehouse beyond that. All buildings comprise brick elevations with the offices surmounted by pitched slate mansard roofs and the warehouse a pitched roof clad in profile metal sheeting. The property benefits from 13 car parking spaces and a level loading roller shutter door off the side elevation of the warehouse to the rear of the site. Access to the rear buildings is via a secure side gate.

ACCOMMODATION

The property has been measured on a GIA basis in accordance with the RICS Code of Measuring Practice.

Floor	SQ. M.	SQ. FT.
Offices	418.6	4,505
Warehouse	219.2	2,360
Total	637.8	6,865

PLANNING

We understand the property has consent for E Class uses. We recommend any interested parties make their own enquiries.



SERVICES

We understand that all mains' services exist. Any occupier should make their own enquiries.

BUSINESS RATES

Rateable value of £36,000, classed as an office and premises.

TENURE

Leasehold, expiring 31 March 2044 with a peppercorn rent

QUOTING

Sub-lease on terms to be agreed, or a premium to assign the remainder of the existing lease.

VAT

All terms quoted are exclusive of VAT where appropriate.

LEGAL FEES

Each party are to be responsible for their own legal and professional fees.

EPC

C 60, expiring 2030





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VIEWINGS

For further information and to arrange a viewing please contact one of our agents or the office number.

ANTI MONEY LAUNDERING

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



CONTACTS

For more information and appointments to inspect please contact:

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