

TO LET

Warehouse / Industrial / Office Unit



# Signal House

15 Cofton Road, Marsh Barton, Exeter EX2 8QW



HECTOR PEARCE

Intelligent real estate

31,197 ft<sup>2</sup> (2,898.40 m<sup>2</sup>)



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## LOCATION

The property is positioned on Cotton Road, which forms part of the Marsh Barton Trading Estate, Exeter's largest employment area. It includes over 500 occupiers, ranging from car dealerships and builders' merchants to distribution centres, industrial and office buildings, and hitech premises.

Marsh Barton is located a short distance to the south of Exeter City Centre and is well-connected to the M5 and A38 Expressway via the A30.

## DESCRIPTION

The property comprises a well-presented detached, manufacturing warehouse of 31,197 sq ft (2,898.4 sq m) occupying a site of 1.13 acres (0.46 hectares).

The building is of steel frame construction with a double-skin insulated profiled sheet to the roof. The elevations are provided with brickwork and profiled sheet cladding. There are two loading doors located on the western and eastern elevation.





## ACCOMMODATION

The property has been measured in accordance with the RICS Code of Measuring Practice and includes the following Gross Internal Floor areas. Internal floor and external elevation plans are available upon request.

FLOOR	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	382.61	4,118
Ground Floor Office	1,265.82	13,625
Ground Floor Warehouse Office	53.39	575
First Floor Office	983.70	10,588
Mezzanine	212.88	2,291
<b>Total</b>	<b>2,898.40</b>	<b>31,197</b>

## SERVICES

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.



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## ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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