

FOR SALE (MAY LET)

Warehouse / Industrial Unit

2-4 Marsh Green Road

Marsh Barton, Exeter EX2 8NY



HECTOR PEARCE

Intelligent real estate

21,854 ft² (2,030.29 m²)



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LOCATION

Marsh Barton is Exeter's largest and most established trading estate, spanning over 1.2 million square feet and home to more than 500 businesses. Strategically located just over a mile south of Exeter city centre, the estate plays a central role in the region's commercial and industrial economy. The estate accommodates a broad range of occupier, key names operating in the area include Selco Builders Warehouse, The Climbing Hangar, Halfords, Kwik Fit and Melo Coffee, reflecting the estate's broad appeal.

Marsh Barton benefits from excellent transport connectivity:

- **Road:** Direct links to the A377, A30, and A38, with fast access to the M5 motorway (Junction 31).
- **Rail:** The newly opened Marsh Barton railway station (2023) enhances public transport links, connecting the estate with Exeter St Davids, Newton Abbot, and beyond.
- **Air:** Exeter Airport is approximately 15 minutes away, offering both domestic and international flight connections.

LIVEABLE WATER LANE

Water Lane is a major brownfield regeneration site located between the Exeter Ship Canal and the Great Western mainline railway. It forms one of the largest strategic allocations in Exeter and is part of the Liveable Exeter initiative.

The Water Lane redevelopment will comprise a comprehensive mixed-use scheme incorporating residential dwellings, student accommodation, retail units, leisure facilities, and healthcare services. Situated in close proximity to the property, the development is expected to significantly enhance the vitality of the area, fostering synergies between sustainable living and commercial enterprise.

DESCRIPTION

The property comprises a substantial and prominently positioned industrial facility, arranged as two well-proportioned interconnecting warehouse units with associated office accommodation and a secure rear yard. Occupying a highly visible corner plot, the site benefits from dual access via Marsh Green Road and Marsh Barton Road, enhancing both visibility and operational flexibility.

The warehouse accommodation provides a minimum eaves of 3.84 metres rising to an apex of 5.96 metres. The main warehouse, fronting Marsh Green Road, is equipped with two loading doors, the larger of which measures approximately 3.75 m × 3.51m and also benefits from designated customer parking directly opposite the main sales office entrance.

To the rear, a spacious yard area provides further loading and circulation space and is accessible from both warehouse units, supporting efficient movement of goods and vehicles.

ACCOMMODATION

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition)

APPROX	M ²	FT ²
Offices	247.52	2,664
Warehouse 1	874.06	9,408
Warehouse 2	908.71	9,781
Total	2,030.29	21,854

BUSINESS RATES

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the current Rateable Value is £90,000.

EPC

C (51)

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.

TERMS

The property is available long leasehold at a ground rent payable of £200 per annum.

LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

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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 vendor's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.

VAT

All figures quoted are exclusive of VAT if applicable.



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