

TO LET

Modern Warehouse / Distribution / Industrial Unit

# Unit B

20 Trusham Road, Marsh Barton,  
Exeter EX2 8QG



HECTOR PEARCE

Intelligent real estate

11,021 sq ft / 1,024 sq m



# Unit B

20 Trusham Road, Marsh Barton, Exeter EX2 8QG

## LOCATION

The property fronts Trusham Road, a prominent through-road at the centre of the Marsh Barton Trading Estate, Exeter's largest commercial and employment hub. Extending to over 1.2 million sq ft and home to more than 500 businesses, Marsh Barton supports a wide range of trade, industrial and automotive occupiers. Located just over one mile south of Exeter city centre, the estate benefits from excellent transport links, including direct access to the A30, A38 and M5 (Junction 31), the Marsh Barton railway station and Exeter Airport approximately 15 minutes away. Trusham Road's central position generates strong passing traffic and provides easy access on and off the estate.

## DESCRIPTION

The property is a prominent mid-terrace trade counter unit offering excellent visibility. The accommodation is currently configured to provide a showroom and warehouse, together with ancillary office space. Loading and visitor parking are available to the front (12 spaces), with further parking provided to the rear. The unit is suitable for a range of alternative uses, subject to the appropriate consents.



## ACCOMMODATION

Approximate Gross Internal Areas, as listed by the VOA:

	M <sup>2</sup>	FT <sup>2</sup>
Ground Floor	740	7,965
Mezzanine / First Floor	284	3,056
<b>Total</b>	<b>1,024</b>	<b>11,021</b>

## EPC

B (82)

## 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.

## LEGAL FEES

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

## PROPOSAL

Available by way of a new full repairing and insuring lease.

## VAT

VAT is applicable to all figures quoted relating to this property.

## BUSINESS RATES

Interested parties are advised to make their own enquires here:  
<https://www.gov.uk/find-business-rates>

# Unit B

20 Trusham Road, Marsh Barton,  
Exeter EX2 8QG

## 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.



**HECTOR PEARCE**

Intelligent real estate



**Katie Purrington**  
**07513 482 451**  
**kp@hectorpearce.com**  
**hectorpearce.com**

Hector Pearce LLP. All rights reserved. All information contained herein is provided in good faith and is believed to be accurate at the time of publication. However, no representation, warranty, or guarantee, express or implied, is made as to its accuracy, completeness, or fitness for any purpose. All descriptions, dimensions, site areas and other details are believed to be correct to the best of our knowledge at the time of publication but any prospective purchasers or tenants must satisfy themselves as to the accuracy of all information by inspection, professional advice and/or other appropriate means. These particulars are provided as a general outline only and do not constitute part of any offer or contract. These particulars may be subject to change without notice. February 2026