

TO LET



UNIT 1A

HENNOCK TRADE PARK EXETER, EX2 8NJ



HECTOR PEARCE

Intelligent real estate

Vickery Holman
Property Consultants



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Summary

- Located in a prominent position on Marsh Barton Trading Estate
- Approx 3,773 sq ft (350.52 sq m)
- Allocated car parking
- Nearby occupiers include ISCA Gym, Travis Perkins, Johnstone's Decorating Centre, Karcher, Brandon Hire, Screwfix, Magnet, and Toolstation
- Easy access of the A30 link road and M5 motorway
- Approx 5.9m minimum eaves height
- Warehouse area is predominantly open plan, with ground floor offices, 2 no. WCs



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RECYCLING CENTRE

Britannia
Lanes of Devon

TP Travis Perkins

PLUMBBASE

enterprise
rent-a-car

PARCEL **FORCE**
WORLDWIDE



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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, Travis Perkins, Halfords, Kwik Fit and Plumbase.

Marsh Barton benefits from excellent transport connectivity:



Direct links to the A377, A30, and A38, with fast access to the M5 motorway (Junction 31).



The newly opened Marsh Barton railway station (2023) enhances public transport links, connecting the estate with Exeter St Davids, Newton Abbot, and beyond.



Exeter Airport is approximately 15 minutes away, offering both domestic and international flight connections.

Drive times



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Description

This end of terrace unit is configured as an industrial warehouse / trade counter facility, formed around a steel portal frame and enclosed by a profiled metal roof incorporating around 10% translucent rooflights to enhance internal daylight.

The accommodation provides a warehouse area with a minimum eaves height of 5.9m. Supporting space is arranged at ground floor level, including office accommodation and WC facilities, with additional mezzanine storage positioned above. Access for deliveries is facilitated through a single electrically operated, level-access loading door to the front elevation, complemented by a separate pedestrian entrance.

Externally, the property includes a front-loading yard together with allocated parking spaces for staff and visitors.

It is understood that the premises benefit from planning consent within Use Classes E, B2, and B8.



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Accommodation

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

	Sq ft	Sq m
Warehouse	3,221	299.2
Mezzanine	552	51.3
	3,773	350.5

Rent

The quoting rent is £52,500 per annum, exclusive of VAT.

Terms

The premises are offered for immediate occupation, available on the basis of a new full repairing and insuring lease.

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.



Business Rates

We understand from the Valuation Office Agency website (www.voa.gov.uk) that the current Rateable Value is £24,750.

Legal Costs

Each party to bear their own legal and surveyor costs incurred in the transaction.

VAT

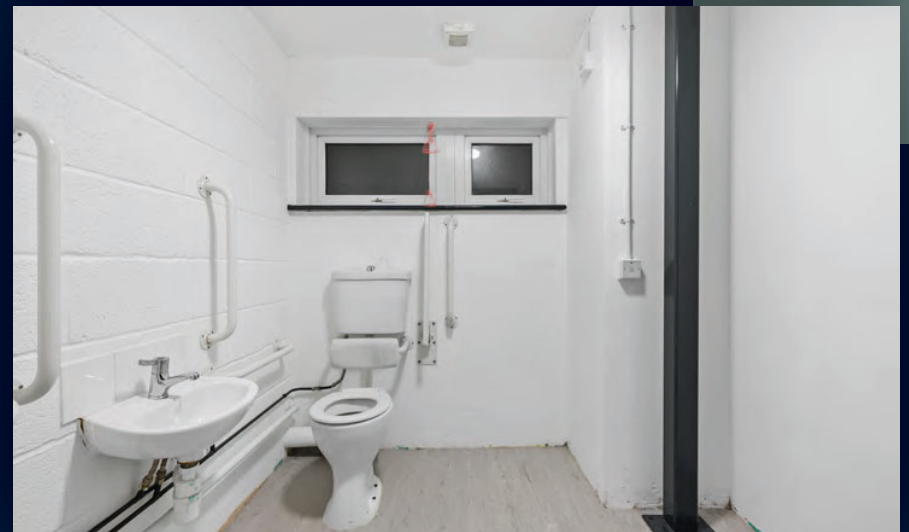
All costs are subject to VAT where applicable.

Energy Performance Certificate

The property has an Energy Performance Certificate rating of C (72).

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.





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