



# To let

## 6 Grace Road Central, Marsh Barton Trading Estate, Exeter, EX2 8QA

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**  
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Industrial unit with trade counter/showroom potential

Busy location on Exeter's main industrial estate

Approx. 2,112 sq ft / 196.8 sq m plus mezzanine storage

Off-road parking for 6 cars

To let: £15,000 p.a.x. plus VAT

## Location

The property is located on the well established Marsh Barton Trading Estate approximately 2½ miles south of Exeter city centre.

Marsh Barton has good access to the main road network via the A379 outer ring road which connects to the M5 Motorway at Junction 30, the A30 dual carriageway and the A38 Devon Expressway to Plymouth.

Grace Road is a through road on the middle of the estate; see location plan overleaf.

## Description

The unit comprises the road-facing front section of the building, and offers a self-contained unit with parking to the front. It has a glazed frontage permitting the fit-out of a trade counter or office, plus windows to the side elevation. Access is via a concertina loading door to the side (3.1m wide x 3.15m tall). There is a mezzanine to the front which offers storage (restricted height).

Features include: modern insulated metal-clad roof, 3-phase electric supply with single-phase sockets installed around the walls, security alarm, WC.

The unit has a forecourt which can accommodate up to 4 cars, plus further parking to the side for 2 vehicles.

## Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

Ground floor: 2,119 sq.ft (196.8 sq.m)  
(gross dimensions 16.49 m deep x 12.21 m wide)

Mezzanine: 616 sq.ft (57.2 sq.m)

**TOTAL GIA: 2,735 sq.ft (254.03 sq.m)**

## Rental terms

Offered by way of a new lease on full repairing and insuring terms. The initial annual rent is £15,000 exclusive, and other terms are to be by negotiation.

## Business Rates

To be confirmed.

## VAT

VAT is applicable to the rental figures quoted above.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Energy Performance Certificate

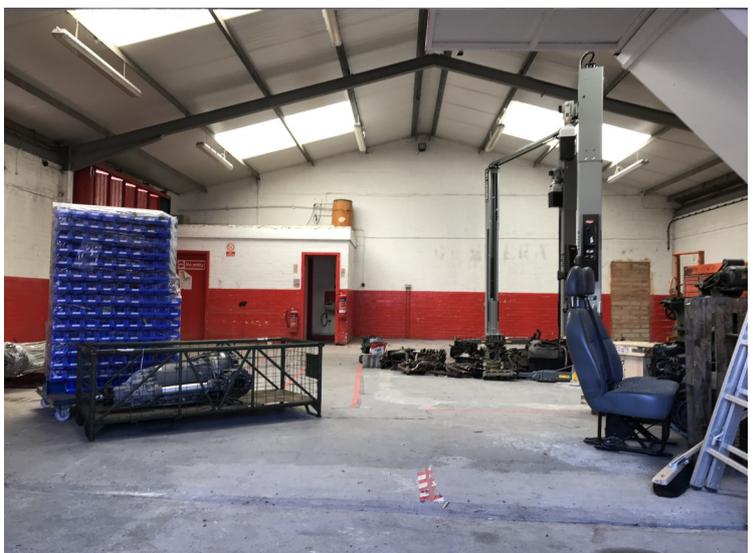
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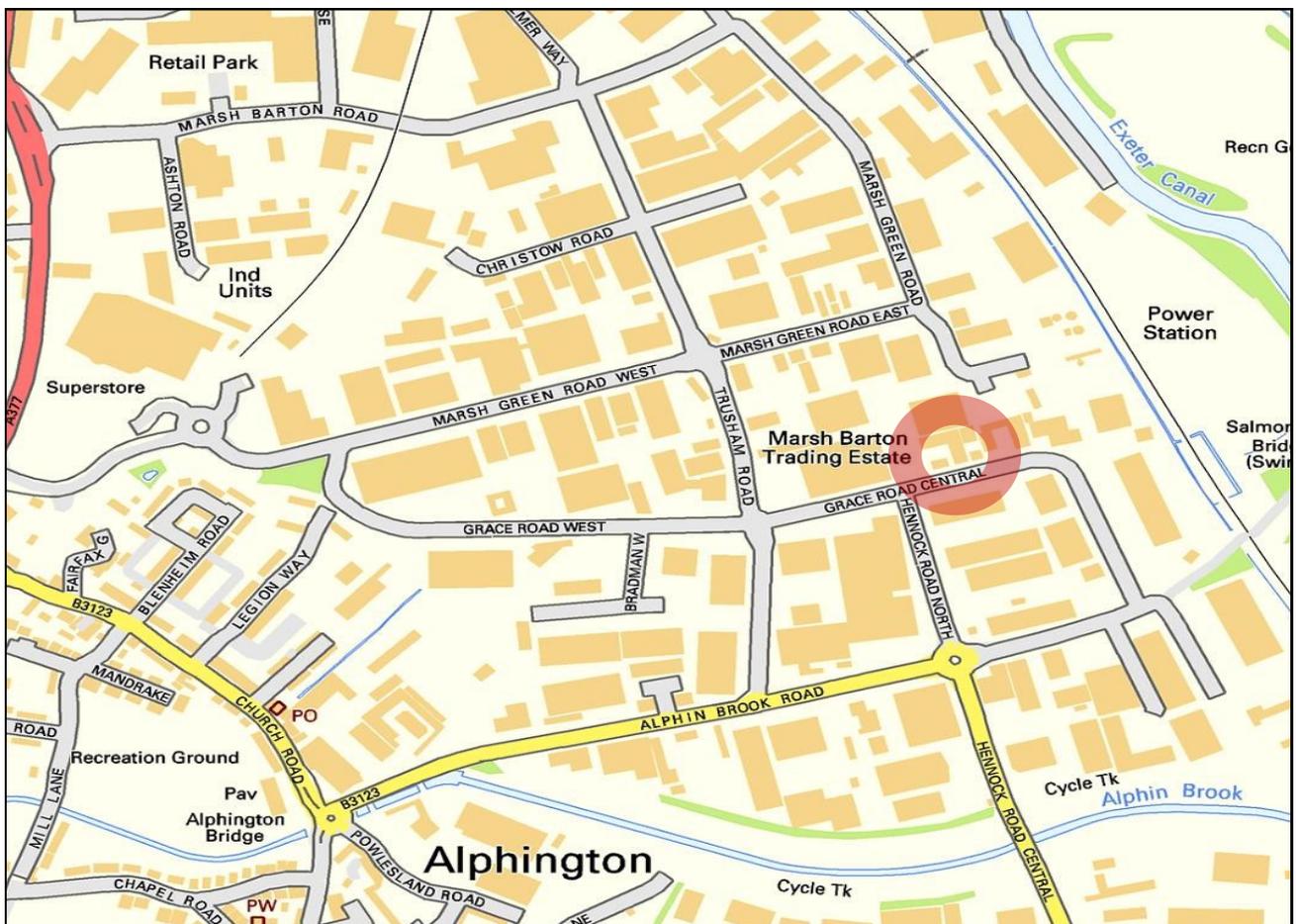
## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling / Andrew Hosking  
Tel: (01392) 202203  
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