



**Unit 1 Forrest Units, Hennock Road East, Marsh Barton
Trading Estate, Exeter, Devon, EX2 8RU**

**TO LET: £26,762
Per Annum**

**3,299 Sq Ft
(306.48 Sq M)**

End terrace industrial unit with quarter span mezzanine

Well located on Marsh Barton Trading Estate

Vehicular access via roller shutter door

Suitable for a variety of uses subject to the necessary consents

Location

The unit is located in a prominent position within a terrace of trade counter units, on the corner of Hennock Road East and Cofton Road, situated in the centre of Marsh Barton Trading Estate. Marsh Barton is Exeter's largest employment estate, and principal trade counter and car sales location. The premises are situated within easy access of the A30 link road and M5 motorway at Junction 31.

Description

Unit 1 is an end terrace industrial unit constructed of steel portal frame with brick elevations and an insulated roof providing industrial/warehouse accommodation with quarter span mezzanine. The main warehouse area has minimum eaves of 5.17 meters, with warehouse/store area with a roller shutter door, kitchen and two WC's under the mezzanine. The mezzanine provides four partitioned offices. Externally, the property has dedicated parking for approximately 5 cars.

Accommodation

	Sq Ft	Sq M
Ground Floor	2,375	220.64
Mezzanine	924	85.84
TOTAL	3,299	306.48

Tenure

The property is available by way of assignment of the existing lease expiring 20th December 2031 at a rent of £26,762 per annum. There are no break options and there are rent reviews on 21st December 2027 and 2030. The landlord may give consideration to surrendering existing lease and simultaneously granting a new lease. A copy of the lease is available upon request.

Rateable Value

Rateable value: £21,500 pa

Rates payable 2026/2027: £9,288 pa

Interested parties are advised to contact the local authority to ascertain the rates payable.

Energy Performance Certificate (EPC)

The property has a rating of D(93). A copy of the certificate is available upon request.

VAT

The property is elected for VAT and is therefore payable.

Legal Costs

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



Viewing by prior appointment with:

Zack Dennington

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