

TO LET

# UNIT 1B EXETER TRADE PARK

Filmer Way  
Marsh Barton Trading Estate  
Exeter EX2 8YX





## Location

The property is positioned on Exeter Trade Park, which forms part of the Marsh Barton Trading Estate, Exeter's largest employment area. It includes over 500 occupiers, ranging from car dealerships and builders' merchants to distribution centres, industrial and office buildings, and hi-tech premises.

Marsh Barton is located a short distance to the south of Exeter City Centre and is well-connected to the M5 and A38 Expressway via the A30.

## Description

Unit 1B Exeter Trade Park is a semi-detached industrial warehouse that has been built around a steel portal frame with a brand new, insulated composite panel roof incorporating approximately 10% translucent roof lights.

The open plan warehouse area benefits from 4.5m (14' 9") minimum eaves. There is a two-storey office block situated at the front elevation of the property, which benefits from suspended ceilings, LED lighting, gas central heating, multiple WCs and a kitchenette.

Loading is provided via six surface level loading doors, with a mix of electric and manual, as well as a separate pedestrian entrance.

Externally, the property benefits from a large, secure yard, that provides external storage. There is an additional area of compact, hard-standing land adjacent that can be used for additional car parking.

## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice and includes the following Gross Internal Floor areas:

	Sq m	Sq ft
Warehouse	2,612.0	28,120
Office Accommodation	228.0	2,259
<b>Total</b>	<b>30,579</b>	<b>2,840</b>







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

## Rateable Value and EPC

The Valuation Office Agency have assessed the current Rateable Value at £153,000. The EPC is C (60), a certificate can be provided upon request by the sole agent.

## Terms & Legal Costs

Asking rental on application. The property is available on leasehold terms to be agreed. Each party to bear their own legal costs.

## Further Information & Viewings

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