



To Let



# Budlake Road

Marsh Barton Trading Estate

EXETER EX2 8PY

Ft2

13,861

M2

1,287.7





## Location

The property is access off Budlake Road on the Marsh Barton Trading Estate. Budlake Road is a cul-de-sac, which adjoins Matford Park Road and then Hennock Road Central, an arterial road through the estate.

Marsh Barton Trading Estate is Exeter's largest employment estate. With its proximity to the city and easy access to the M5 it is a popular trading location and hosts many well-established businesses. Nearby occupiers include Speedy Services, Tool Care Hire , Britannia Lanes Self Storage and the Porsche Centre Exeter.

## Description

The property comprises a well positioned trade counter / showroom building and supporting external yard / parking areas. The building is of steel portal frame construction with double-skin insulated profiled sheet to the roof. The elevations are covered in a mixture of brickwork and profiled sheet cladding. There is a loading door provided on the southern elevation.

The building is undergoing a programme of refurbishment which will include the installation of a new roof and new rainwater goods. Detail of this can be provided upon request.

## Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Availability	Sq m	Sq ft
Warehouse / showroom	1,089.3	11,724.8
First Floor Office	198.4	2,136.0
<b>Total</b>	<b>1,287.7</b>	<b>13,860.8</b>



## Tenure

The property is available by way of a new lease for terms to be agreed.

## VAT

VAT is applicable for this transaction.

## EPC

We understand the property has an EPC rating of (C)55.

## Rateable Value

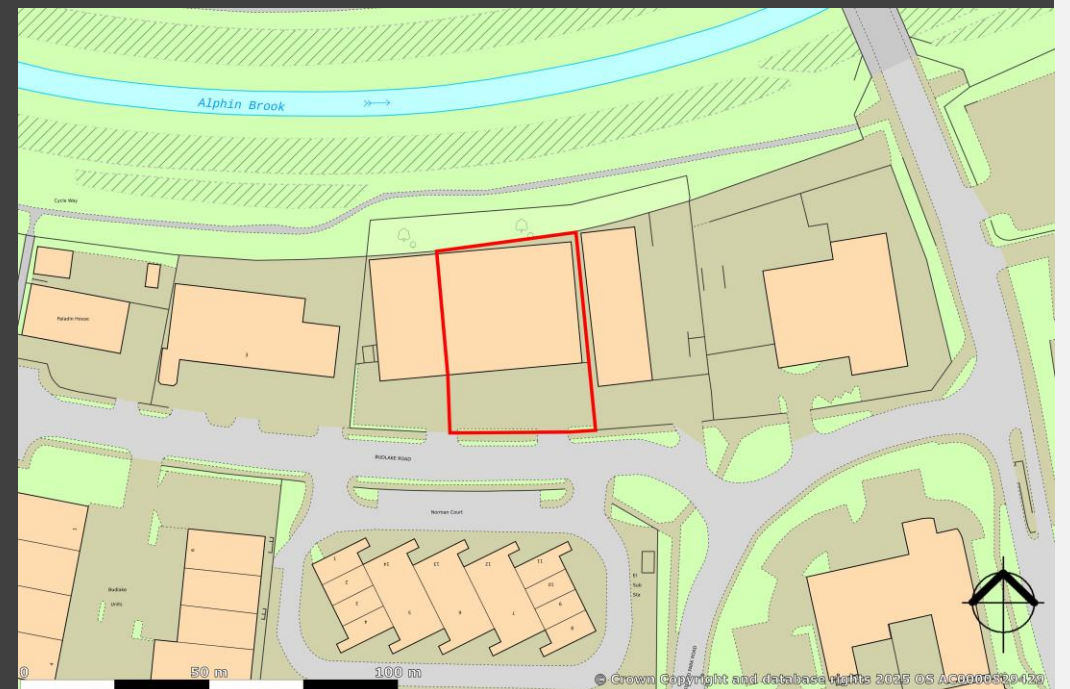
We understand that the property is showing in the Rating List as having a Rateable Value of £67,000. We recommend that you make your own enquiries into the rates payable. Guidance can be obtained at [www.voa.gov.uk](http://www.voa.gov.uk).

## Legal costs

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

## Anti - money laundering

Anti-money laundering ('AML') legislation requires 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 agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



# Contact



For further information or to arrange a viewing please contact the agents below. Viewings are strictly by appointment only.

Katie Purrington

t: +44 (0) 1392 429 381

m: 07513 482451

e: [Katie.Purrington@jll.com](mailto:Katie.Purrington@jll.com)

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