



To Let

Due to relocation. This substantial distribution / trade counter unit is available on a short-term basis until May 2027 or new lease.

- Recently refurbished including new roof
- Established trade location
- 6 surface level loading doors
- Available on short-term or long-term lease
- Large secure yard

Unit 1b Exeter Trade Park

Filmer Way, Marsh Barton Trading Estate, Exeter,
EX2 8YX

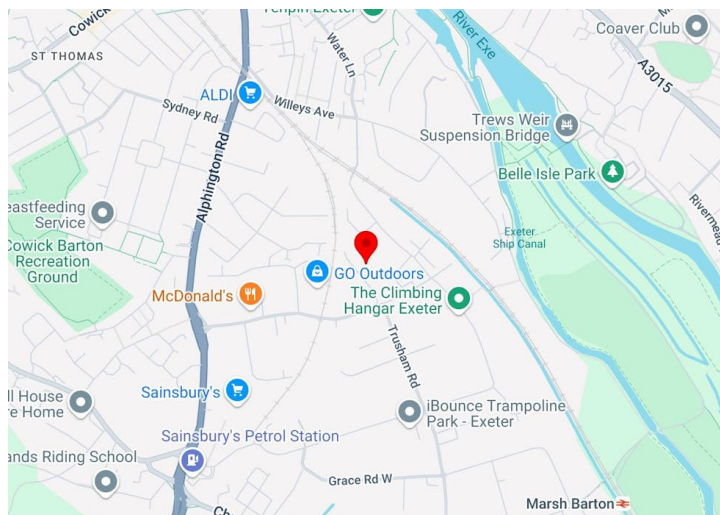
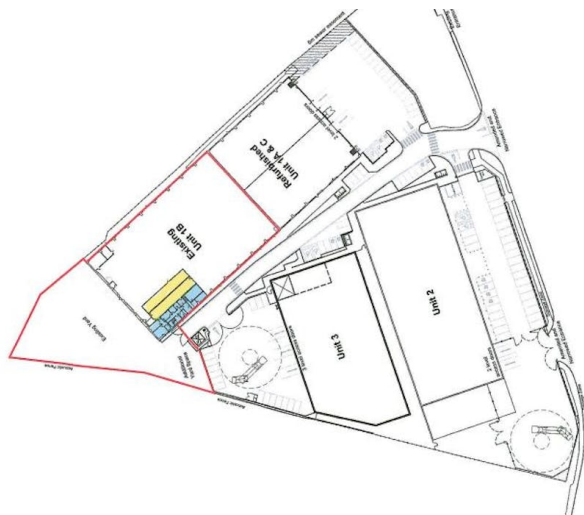
30,805 sq ft

2,861.88 sq m

Reference: #279692

Unit 1b Exeter Trade Park

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Summary

Available Size	30,805 sq ft / 2,861.88 sq m
Rent	Rent on application
EPC	C (60)

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.

Location

The property is located at the northern end of Marsh Barton Trading Estate, approximately 1.5 miles south of Exeter City Centre.

Viewings

By way of the sole marketing agents.

Terms

The property is available by way of a new sub-lease or assignment of the existing lease, which finishes on 2 May 2027. The rent passing until the lease expiry in £190,000 per annum.

Chris Yates

07850658050

Chris.Yates@jll.com