



# TO LET Modern Trade Counter



**UNIT 2 JARDINE PARK**  
**Bradman Way, Grace Road West, Marsh Barton**  
**Exeter, EX2 8PE**  
**5,461 sq ft (507 sq m) + 781 sq ft (72 sq m) Mezzanine**

- Modern high specification warehouse unit
- 5.5 (18'0") clear internal eaves height
- Loading area with 13 car spaces (1 disabled)
- Mezzanine floor storage

Contact: Hugo Tillotson

**01392 477433**

4 BARNFIELD CRESCENT, EXETER, EX1 1QT

# INDUSTRIAL

## Location

Marsh Barton is approximately 1 mile to the south of Exeter City Centre and around 1.5 miles south west of Junction 30 of the M5 motorway.

The property is located within the main terrace of Jardine Park, a specialist trade counter development where other occupiers include Auto Windscreens, TLC Electrics, Edmundson Electrical and Virgin Media.

Grace Road West is a busy estate road that links the main part of Marsh Barton to Sainsburys and the Alphington Retail Park.

## Description

Unit 2 forms part of a terrace of similar units which are of predominantly block-work and profile clad elevations under similarly clad roofs incorporating approximately 10% roof lights.

Internally the warehouse is accessed via an electrically operated full height roller shutter loading door and also incorporates a trade counter area with w/c's and mezzanine storage above.

Externally there is a good sized loading apron and car parking for 12 vehicles plus an additional disabled bay.

## Accommodation

The approximate gross internal floor areas are as follows:

Ground floor		
Warehouse	4,702 sq ft	436 sq m
Office/staff	759 sq ft	71 sq m
Mezzanine Floor	781 sq ft	72 sq m
<b>Total</b>	<b>6,242 sq ft</b>	<b>579 sq m</b>

The measurements are gross internal areas and have been measured in accordance with the RICS Code of Measuring Practice.

## Services

We confirm that that we have not tested any of these services installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Updated June 2020.

## Rent

£49,936 per annum exclusive

## Terms

The building is available on new lease terms to be agreed.

## Rates

We understand the unit is assessed with the following Rateable Value:

Warehouse & premises                      £29,500

The standard UBR multiplier for 2020/21 is 49.9p in £

## VAT

All figures quoted are exclusive of VAT where applicable.

## Legal Costs

Each party is to bear their own legal costs.

## Energy Performance Certificate

EPC Rating: TBC

## Viewing

For further information or to make an appointment to view please contact the sole agents.

Hugo Tillotson  
Maze  
4 Barnfield Crescent, Exeter, EX1 1QT  
Tel: 01392 477433                      Mobile: 07831 588873  
Email: [hugo@maze.uk.com](mailto:hugo@maze.uk.com)

## Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed.

