

TO LET

TRADE COUNTER WAREHOUSE UNIT

8 GRACE PARADE, GRACE ROAD WEST, MARSH BARTON, EXETER, EX2 8PU



4,607 SQ FT SITE

Together with additional mezzanine areas

TRADE COUNTER WAREHOUSE UNIT

8 GRACE PARADE, GRACE ROAD WEST, MARSH BARTON, EXETER, EX2 8PU

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 in a prominent end of terrace position on Grace Road West, a busy estate road that links the main part of Marsh Barton to Sainsburys and the Alphington Retail Park.

DESCRIPTION

The building is formed of masonry blockwork construction with a steel frame under a new profile steel clad insulated roof.

The property is configured to provide a front parking area, leading into ground floor offices, showroom and ancillary staff areas including a kitchen and wcs. The office areas are fitted out to an excellent standard providing carpeted solid floors, wall mounted trunking in part housing power and data, electric storage heaters, suspended ceilings in part and a combination of surface mounted and recessed lighting. The front offices lead to a showroom area, which in turn leads to a rear warehouse area with a steel frame load-bearing mezzanine floor.



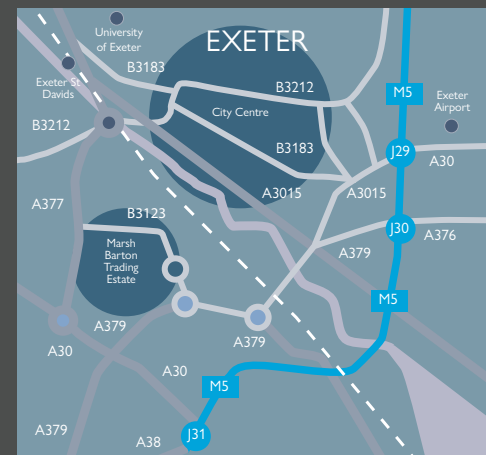
The warehouse area has a concrete floor, suspended lighting, circa 10% translucent light panels, a minimum eaves height of 4.2m and an electrically operated roller shutter loading door measuring 4.4 m high by 3.9 m wide.

SERVICES

We understand all main services are available and connected to the property including a 3 Phase electricity supply.

LEASE TERMS

The property is available on new lease terms to be agreed at a commencing rent of £40,000 per annum exclusive.



ACCOMMODATION

The building provides the following approximate gross internal floor areas:

Ground Floor warehouse and Offices	369.1 sq m	3,973 sq ft
First Floor Offices	58.8 sq m	634 sq ft
Total	427.9 sq m	4,607 sq ft

The first floor has been extended by way of a mezzanine floor to provide additional accommodation, not included in the above floor areas.

RATEABLE VALUE

We understand the unit has been assessed with the following Rateable Value:

Warehouse & Premises RV: £29,500

The standard UBR multiplier for 2025/26 is 49.9p in £

For small businesses with a RV below £51,000.

LEGAL COSTS

Each party is to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

EPC Rating: B

VIEWING AND FURTHER INFORMATION

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



www.maze.uk.com

Hugo Tillotson

Tel: 07831 588873

hugo@maze.uk.com

Disclaimer: Maze for themselves and for the vendors or lessors of this property whose agents they are, give notice that: a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of Maze has any authority to make or give any representation or warranty whatever in relation to the property. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. July 2025.