

TO LET

WAREHOUSE & SHOWROOM

3 BUDLAKE ROAD, MARSH BARTON, EXETER, EX2 8PY



12,624 SQ FT

With forecourt loading and yard

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LOCATION

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

The property is located at the entrance to Budlake Road close to its junction with Matford Park Road. Nearby occupiers include Jewson and Speedy Hire.

DESCRIPTION

The property is arranged to provide predominantly warehouse space that has had the ground floor office area extended to create a showroom. These areas could very easily be reconfigured to the original layout.

Access to the warehouse is via an electrically operated full height loading door which is lit via suspended LED lighting.

In addition to the showroom area there is a small site office at ground floor, with stairs leading to 2 private offices, a kitchen and male and female wcs at first floor. Externally the building benefits from a generous loading and circulation area which has the potential for fencing to create secure storage. There are two EV charging points.



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, details together with rent are available from the agent.

RATEABLE VALUE

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

Warehouse & premises RV: £67,000



ACCOMMODATION

GROUND FLOOR	Sq ft	Sq m
Warehouse	9,512	883.69
Showroom/offices	850t	78.95
Showroom ext.	1,047	97.28
Site/visitors office	345	32.00
FIRST FLOOR		
Offices/kitchen/wcs	870	80.80
Total	12,624	1,172.72

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE

TBC

VIEWING AND FURTHER INFORMATION

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



www.maze.uk.com

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