

FOR SALE FREEHOLD

BELLHOUSE

MARSH GREEN ROAD WEST, MARSH BARTON, EXETER, EX2 8PT



27,651 SQ FT ON A 1.16 ACRE SITE

Two warehouse buildings prominently located on an arterial route into Marsh Barton

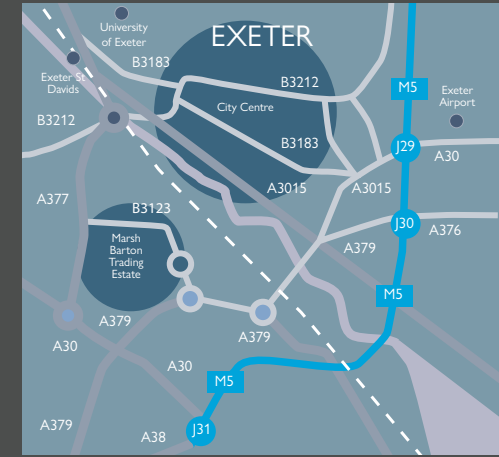
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LOCATION

Marsh Barton is one of the primary industrial estates in Exeter and is the focus of many trade occupiers, in particular those associated with the motor trade.

With Marsh Green Road West linking into the Sainsburys roundabout, the road is now an arterial route into the estate.



DESCRIPTION

Bell House comprises a warehouse with ancillary offices fronting Marsh Green Road West and a smaller single storey building to the rear occupying a site of approximately 1.16 acres.

Both buildings are of steel frame construction with brick elevations under asbestos pitched steel truss roofs. The larger Bell House has both dock level loading doors to the side as well as a single level loading door to the rear. Internally it is arranged as an open warehouse with two storeys of office space to the front.

The smaller building is cellular in layout and comprises a mixture of offices, stores and staff facilities.

SERVICES

We confirm that we have not tested any of the service installations and the purchaser must satisfy themselves independently as to their state and condition.

TERMS

Offers are sought for the freehold with vacant possession.

RATEABLE VALUE

£66,500

ACCOMMODATION

The approximate Gross Internal floor areas are as follows:

BELL HOUSE

Warehouse	15,155 sq ft	(1,408 sq m)
Ground Floor Offices	1,856 sq ft	(172 sq m)
First Floor Offices	1,856 sq ft	(172 sq m)
Total	18,867 sq ft	(1,752 sq m)

BELL INDUSTRIES

Ground Floor	8,783 sq ft	(816 sq m)
Total	27,650 sq ft	(2,568 sq m)

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 agent.



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