



Unit 5 Exeter Trade Park, Marsh Barton Road, Exeter EX2 8YX

**TO LET**

Prime Trade Counter Unit

**3,753 Sq Ft  
(349 Sq M)**

## DESCRIPTION

The property offers a prime trade counter unit in a highly visible position fronting Marsh Barton Road, one of the principal access routes into the trading estate. The scheme was recently developed in 2023 and is home to a number of national trade occupiers including; Selco, Easy Bathrooms, FPS and Gap. The unit is highly sustainable with BREEAM Very Good and EPC A-23 rating.

- ✔ Modern trade counter / industrial / distribution unit
- ✔ Premier trade counter location
- ✔ 7 allocated parking spaces
- ✔ Eaves height approx. 6.72m
- ✔ 50 kN/m2 floor loading
- ✔ 1 surface level up & over loading door



## LOCATION

Exeter Trade Park sits within the popular Marsh Barton Trading Estate, just south of Exeter city centre with quick access to the M5 (J31) via the A30 and Alphington Road.

## ACCOMMODATION

Gross Internal Areas	sq ft	sq m
<b>Total</b>	<b>3,753</b>	<b>349</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Rateable Value of £33,250

## TERMS

Available by way of sublease or assignment of existing lease expiring July 2033

## EPC

A-23



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Regulated by RICS 24-Nov-2025

## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



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