

EXETER TRADE PARK

MARSH BARTON ROAD • EX2 8YX

PHASE 2 READY TO OCCUPY
Q1 2023

HIGHLY PROMINENT
TRADE UNITS TO LET

3,698 – 7,300 SQ FT

BE PART OF EXETER'S
PREMIER TRADE PARK





EXETER
TRADE PARK
MARSH BARTON ROAD • EX2 8YX

TO LET UNIT 5
3,698 sq ft (344 sq m)

UNIT 4 - UNDER OFFER
3,800 sq ft (353 sq m)

PHASE ONE COMPLETED AND LET OCTOBER 2021

PHASE TWO AVAILABLE FOR OCCUPATION Q1 2023

Prominence

Highly visible onto Marsh Barton Road and Trusham Road

Mixed Uses

Trade, Industrial, Distribution, Automotive and Roadside uses

Demographics

Exeter has an estimated population of 128,900 and has a commuter catchment area of over 470,000 residents

M5 J31

Just 3 miles from the national motorway network

Railway Station

Just 2 miles from Exeter St David's Station

The immediate area is well established with approximately 4,877 registered businesses

DESCRIPTION

Exeter Trade Park is a new industrial/warehouse and trade counter development.

The scheme comprises a terrace of trade counter units fronting Marsh Barton Road with three trade and distribution units situated to the side and rear of the site.

LOCATION

The site is situated south of Exeter City centre on the popular Marsh Barton Trading Estate. It is accessed via the A377 and north-west of the intersection between the A30, A38 and M5 motorway. It benefits from an extensive and prominent frontage to Marsh Barton Road and the northern end of Trusham Road. These roads form the principle access/egress to the trading estate and link Marsh Barton to the Matford Trading Estate.

The site can be accessed directly from Junction 31 of the M5 Motorway via the A30, which in turn links to the A377 Alphington Road and in turn with Marsh Barton Road.

The surrounding area is generally characterised by a mixture of retail, trade and automotive occupiers with Matford being home to the largest grouping of car dealerships in Europe.



This is a Computer Generated Image and details may vary.

NEW TRADE UNITS

from 3,698 – 7,300 sq ft

LAST TWO
REMAINING UNITS

KEY FEATURES

All units will benefit from:

- Constructed steel portal frame with insulated profiled steel cladding walls
- Approximately 10% translucent roof lights
- A surface level loading door & separate pedestrian access
- WC facilities
- Services include three phase electricity, water and gas
- B1, B2 & B8 uses

| ACCOMMODATION (GIA) | Unit 4 - UNDER OFFER | Unit 5 |
|------------------------------------|-------------------------------|-------------------------------|
| Total Area | 3,800 sq ft 353 sq m | 3,698 sq ft 344 sq m |
| Surface level loading door | 1 | 1 |
| Eaves height (to the haunch) | 8m | 8m |
| Floor loading (kN/m ²) | 50 kN/M ² | 50 kN/M ² |
| Yard depth | 22.5m | 24m |
| Car parking | 7 Parking spaces (2 Disabled) | 7 Parking Spaces (1 Disabled) |





TERMS

Units are available by way of a new full repairing and insuring lease for a term to be agreed. Rent available on application.

LEGAL COSTS

Each party to bear their own legal costs associated with any transaction.

VAT

VAT will be charged on the rent at the prevailing rate.

ANTI MONEY LAUNDERING

The successful lessee/purchaser will be required to provide the usual information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWINGS

For more information or viewing requests, please contact the joint marketing agents.



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Important: These particulars are believed to be correct but their accuracy is not guaranteed and they do not form part of any contract. December 2022

Demographics source: Exeter City Council

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