



# TO LET Warehouse Unit



## Unit 8 Grace Parade, Grace Road West Marsh Barton, Exeter, EX2 8PU 4,607 sq ft (427 sq m)

- Warehouse with ancillary offices
- Additional Mezzanine Floor of 1,026 sq ft (95.2 sq m)
- Rear loading forecourt and parking
- 4 Car Parking Spaces to the front

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[www.maze.uk.com](http://www.maze.uk.com)

# INDUSTRIAL

## 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 Alington 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.

## Accommodation

The building provides the following approximate gross internal floor areas:

Ground floor warehouse and offices	369.1 sq m	3,973 sq ft
1st floor offices	58.8 sq m	634 sq ft

**Total**                      **427.9 sq m**                      **4,607 sq ft**

Mezzanine Floor                      95.2 sq m                      1,026 sq ft

The measurements are gross internal areas and have been measured in accordance with the RICS Code of Measuring Practice.

## 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.

## Rates

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

Warehouse & Premises    RV: £29,500

The standard UBR multiplier for 2024/25 is 49.9p in £ for small businesses with a RV below £51,000.

## VAT

All figures quoted are exclusive of VAT where applicable.

## Legal Costs

Each party is to bear their own legal costs.

## Energy Performance Certificate

EPC Rating: Pending Report

## Viewing

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

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## Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed.

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