

TO LET

UNIT 3 MERRIOTT HOUSE

HENNOCK ROAD CENTRAL, MARSH BARTON, EXETER EX2 8NP



MODERN TRADE COUNTER/ INDUSTRIAL UNIT

7,590 sq. ft (715.92) sq. m) gross approx.

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Location

- Established, high-profile trade/ industrial location.
- 2.5 miles from city centre
- 3.5 miles from M5
- 613,000 population within 45 minute drive



Key Features

- 1 no. surface level loading door
- Min eaves height 7.7m
- Max eaves 8.8m
- E, B2, B8 use
- 10 car parking spaces
- External yard to the rear

Rent: £62,500 per annum + VAT

Terms

Available by way of a new FRI lease.

Each party to bear their own legal costs.

Table of areas:

Area	Sq.ft	Sq.m
Front trade counter	1,902	176.7
Front warehouse	1,693	157.3
Rear warehouse	2,571	238.8
Total	6,166	572.8



FURTHER INFORMATION

Please contact the joint 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.