HUDSON & Co

PROMINENT OFFICES

MARSH BARTON EXETER

EASY ACCESS TO A30 / A38

With Character & Ample Parking

250.65 sq m (2,697 sq ft)





1 Marsh Gate House Alphin Brook Road, Exeter EX2 8TH

Mainly Open Plan well-appointed Offices

Prominent Corner site adjacent busy roundabout intersection into Marsh Barton

Adjoins Lidl & adjacent to major Motorcycle Dealership

Convenient Location 2 minutes from A30 / 5 minutes from M5

Ample Parking / Electric Car Charging Points

CCTV

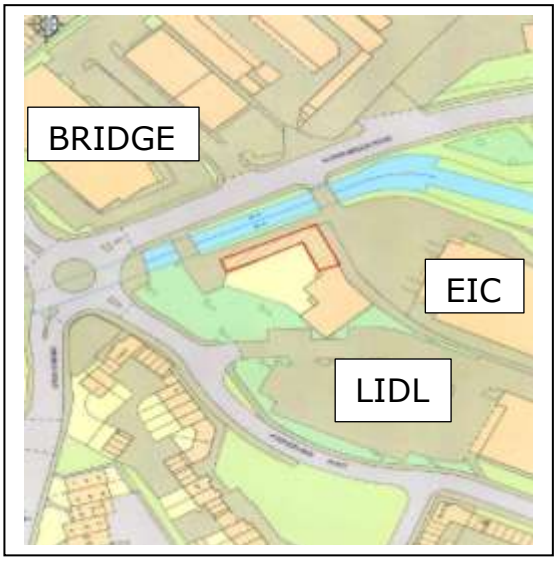
Very Competitive Rent / Flexible Terms

TO LET

01392 477497

1 Marsh Gate House
Alphin Brook Road, Exeter Devon, EX2 8TH

LOCATION: The property is situated in a very prominent position, overlooking a busy roundabout intersection with one of the main access routes into Marsh Barton approx 1 mile south of Exeter City Centre. Both the A30 and A38 are easily accessed from this location, providing a swift link to the M5 motorway, Cornwall and South West Devon. Adjacent occupiers includes Lidl, two large Motorcycle Dealerships and the headquarters of EIC.



DESCRIPTION: 1 Marsh Gate House has previously been occupied by a firm of surveyors and for the last 12 years by MBSS a security company.

The property comprises two and partly single storey office accommodation which benefits from good natural lighting and arranged in a mainly open plan configuration.

The offices are fully carpeted and the accommodation benefits from gas fired central heating, LED lighting and ample toilet and staff amenities.

OUTSIDE: There is a communal yard/parking area with ample dedicated parking, and adjacent to the premises there is further parking.

ACCOMMODATION:
Area: 250.65 sq m (2,697 sq ft)
Comprising of reception, offices, storage, and staff amenities accommodation.

SERVICES: Mains water, drainage, electricity, and gas are connected. There is a gas fired central heating system.

TERMS: The property is available on a new lease. Full details on application.

VAT: There is no Vat charged on this property.

RATES: The Valuation Office website confirms the following assessment:
Description: ***Offices & Premises***
Rateable Value: £22,750

EPC: EPC Rating C.

LEGAL COSTS: Each party to be responsible for their own legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:
Strictly by prior appointment through the Sole Agents:
HUDSON & Co. Tel: 01392 477497 / info@hudsoncom.co.uk
Contact: David Edwards / Sue Penrose

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.
A Member of Hudson & Co. has an interest in the property.