



# To let

Unit 2, Merriott House, Hennock Road Central,  
Marsh Barton Trading Estate, Exeter, EX2 8NP

Viewing by prior appointment  
with Andrew Hosking

**(01392) 202203**

[andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

Modern industrial/warehouse unit with offices

Approx: 5,109 sq ft / 474.6 sq m plus mezzanine offices:  
646 sq ft / 60.1 sq m

12 car parking spaces

To let: £36,750 per annum exclusive

## Location

Merriott House is located on Hennock Road Central on the popular Marsh Barton Trading Estate approximately 2 miles south west of Exeter city centre. The estate has good road links to the A30, A38 and M5 motorway.

Merriott House comprises a high bay detached building constructed approximately 15 years ago and is home to a number of office, trade counter and warehouse occupiers including Toolstation, Western Electrical and Pluss.

Other occupiers nearby include Kia Motors and the entrance to Merriott House is immediately opposite the Mercedes Benz Van Centre.

## Description

Unit 2, Merriott House is to the rear right hand corner next to Western Electrical.

Principle features include:-

- Minimum eaves height 25'3" / 7.7m rising to 29'6" / 9m.
- Two up and over loading doors (each 13' wide x 16'4" (4m x 5.05m).
- Canopy above each loading door.
- Open plan ground floor warehouse with lighting and electric charging points plus 3 external electric charger points.
- Ground floor disabled w/c.
- Mezzanine open plan main office, additional manager's office, kitchenette and wc.
- 12 car parking spaces.

## Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis)

### Ground floor

Overall: 78'6" x 65' (5,109 sq ft)  
23.96m x 19.81m (474.6 sq m)

This is laid out as warehouse space with small reception area and disabled w/c. There is also a fitted chiller unit (approximately 18' x 35') 630 sq ft (5.5m x 10.66m) (58.6 sq m) if required.

### Mezzanine

Total approximately 646 sq ft (60.1 sq m). This comprises main office area with windows into the warehouse and to the external elevation together with a separate managers' office, both with fluorescent lighting and electric panel heating.

In addition, there is a side kitchenette area and wc.

## Services

Mains electricity (including 3 phase), water and drainage are all connected. Gas is also available.

## Lease Terms

The property is offered by way of a new fully repairing and insuring lease for a term to be agreed between the parties at an initial annual rental of £36,750 per annum exclusive.

In addition there is a service charge relating to the maintenance of the common areas of the estate; further information upon request.

## Rateable value

We are informed by the Valuation Office Agency web site of the following assessment:-

Rateable value: £29,500  
Rates payable 2018/19: £14,160

## Energy Performance Certificate (EPC)

An EPC has been prepared for this property and the rating is D (96).

## VAT

We are informed that VAT is payable on the rental and service charge.

## Legal Costs

The parties are to be responsible for their own legal costs incurred.

## Viewing & Further information

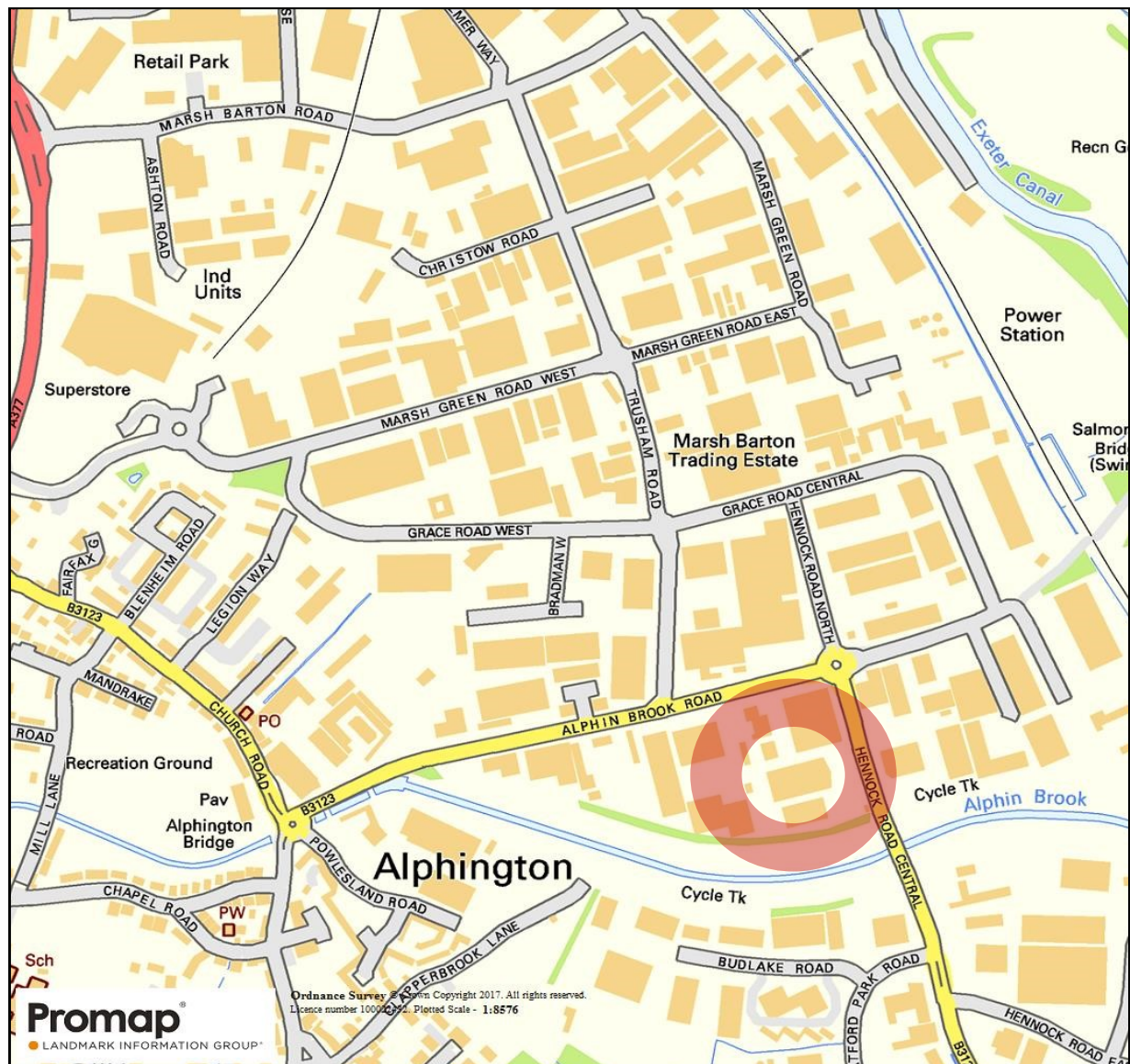
Strictly by prior appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking  
Tel: (01392) 202203  
Email: [andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)







#### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.