



For Sale

6 Marsh Green Road North, Marsh Barton Ind. Est, EX2 8NY

Summary

- On instructions of N Maddocks the liquidator of Touchwood (Devon) Limited
- Freehold unit
- Minimum eaves height 9m
- Excellent quality offices
- Income from solar panels and wood fired boiler

£975,000

CONTACT THE JOINT AGENTS

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Exeter Office

Balliol House, Southernhay Gardens, Exeter, EX1 1NP

Location:

The property is located on the popular Marsh Barton Industrial Estate which is situated to the south of Exeter city centre. The unit lies to the west of Marsh Green Road North, close to its junction with Marsh Barton Road. Junction 31 of the M5 is nearby giving access to the towns of Taunton, Bridgewater and Bristol to the north, Plymouth via the A38 and Cornwall on the A30.

Exeter airport lies 7 miles to the north.

Description:

The property comprises a large single span industrial unit featuring a mezzanine to the rear which currently has two spray booths as well as space for storage. At the front of the property is a showroom on the ground floor which is accessed from the fully glazed frontage. Access to the high quality air conditioned first floor offices is by way of a feature staircase.

On the north west side of the property there is further office space over ground and first floors with parking for approximately 16 vehicles. The access is shared with the other occupiers on 6 Marsh Green Road.

The building was fitted with solar panels in October 2014 under a 20 year agreement with Opus Energy at a rate of 12.13pence per kWh which we are informed generates circa £15,000 per annum. The biomass boiler which was installed in 2016 at a cost of £164,000 is registered under the Ofgem renewable heat Incentive register (RHI) with a budgeted annual receipt of £13,850 plus heating and waste disposal savings of £8,000 to the company.

Accommodation:

All areas are approximate and measured in accordance with the RICS Code of Measuring Practice (2nd Edition) on a gross internal basis.

	sq m	sq ft
Ground floor warehouse	1449.38	15,601
Rear mezzanine	216.31	2,328
Front mezzanine office	208	2,239
Showroom	256	2,756
Offices	363.8	3,916
Total	2,493.4	26,840

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

To follow.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current rateable value is £84,000 effective from 1st April 2017, therefore making the approximate rates payable £43,008 per annum for 2020/21. Interested parties are advised to confirm the rating liability with Exeter City Council.

Terms:

The freehold of the property is available. The feed in tariff and RHI can be transferred to the new owner.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

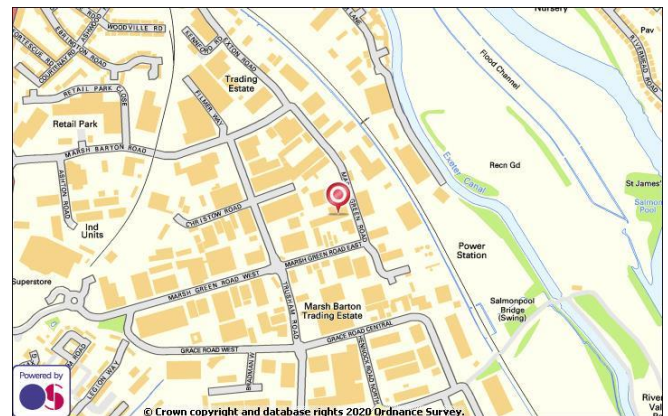
Under the Money Laundering Regulations 2017, the joint agents will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

All figures quoted are exclusive of VAT if applicable.

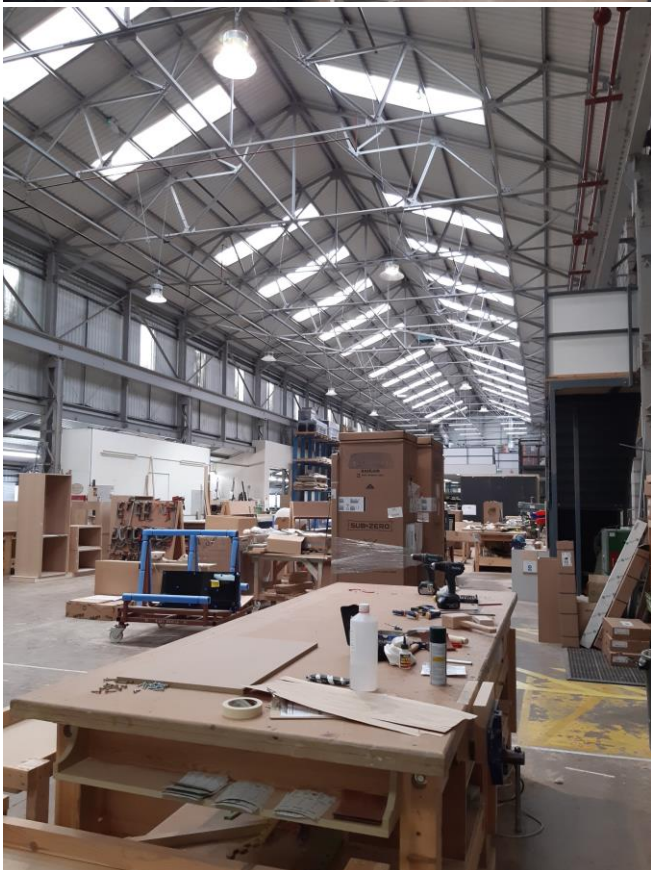
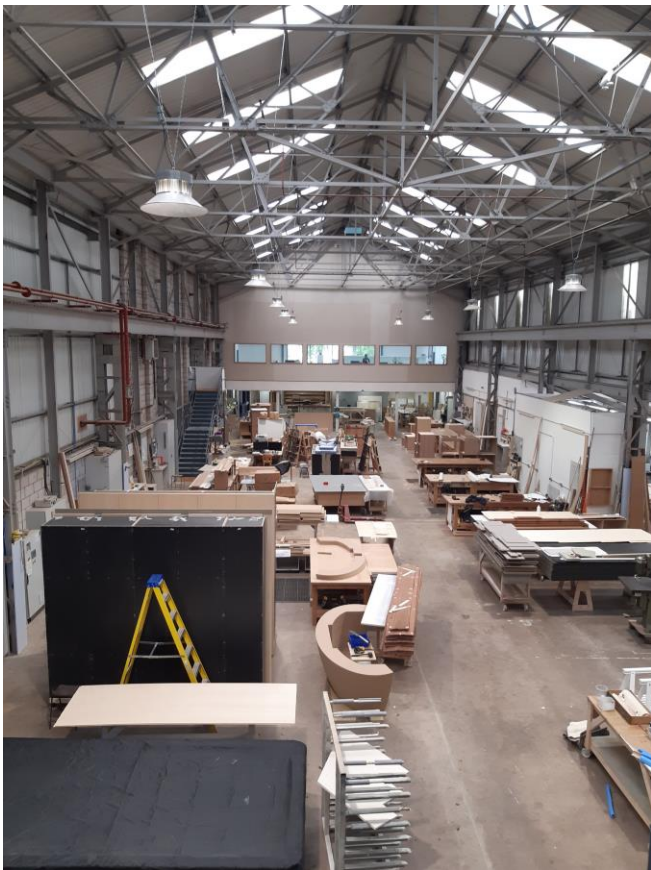
Further information and viewings:

For further information or to arrange a viewing please contact the joint sole agents.



SUBJECT TO CONTRACT

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) 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 of contract; 2) All descriptions, dimensions, references to condition and necessary permission 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 the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property. Vickery Holman is subject to the Money Laundering Regulations 2017. Therefore the purchaser will be required to provide identification and proof of address prior to exchange. We will also undertake a credit check as part of this process.



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