

The logo for Exeter TRADE Centre features a blue circle with two white arrows pointing in opposite directions, one upwards and one downwards. This circle is centered within a white rectangular border that has rounded corners. The text 'Exeter' is on the left, 'TRADE' is in the center in a larger font, and 'Centre' is on the right, all in white capital letters.

Exeter **TRADE** Centre



- Trade Counter / Showroom
- Distribution
- Tool / Equipment Hire
- Auto Related Business

411m² (4,423 ft²)

Exeter TRADE Centre



Location

Matford Park is Exeter's premier and largest trading estate with excellent access to the local and regional road network. It forms the southern and newer part of Marsh Barton Trading Estate, situated to the south of Exeter City Centre.

Accommodation

The Exeter Trade Centre, comprises a modern estate of four units, each with rear loading access providing the opportunity to separate goods in loading from the customer or office entrance on the front elevation.

The building is of steel portal frame construction with a minimum height of 6.90 m to the eaves and 9.20 m to the ridge. The property has a solid concrete floor and rear sectional up and over loading door (3.95 m wide x 4.52 m high).

There is an integral two storey block to the front comprising fitted office accommodation at first floor level with the opportunity to create trade counter, showroom or office space below. All mains services including 3 phase electricity are connected to the unit.

Unit 3 is a mid-terraced unit adjoining City Plumbing Supplies.

Terms

Unit 3 is available on a new lease on full repairing and insuring terms. Lease terms and asking rental upon application from the marketing agent. VAT will be charged on the rental. Terms and asking rental upon application from the marketing agent.



Floor	Sq M	Sq Ft
GF warehouse and and trade counter	338.60	3,645
FF offices	72.20	778
TOTAL	410.80	4,423

Plus 12 car parking spaces

EPC and Business Rates

An EPC has been commissioned and will be available upon request.

The Rateable Value is listed within the VOA website as £23,250 and therefore the rates payable figure for 2016/17 is £11,136.75 ignoring any phasing provisions.

Further Information / Viewing

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