



alder king

PROPERTY CONSULTANTS

TO LET

9-10 Devon Units

Budlake Road, Marsh Barton Trading Estate, EX2 8PY

2 no. Warehouses/ Industrial units - 1,535 – 3,340 sq. ft gross approx. (142.56 – 310.3 sq. m).

Location

9-10 Devon Units occupy a prominent position on Budlake Road within Marsh Barton Trading Estate, Exeter's premier commercial and industrial destination.

Marsh Barton is home to a wide range of national and regional occupiers including Screwfix, Howdens, Toolstation, Selco, Booker and City Plumbing. Nearby amenities include Sainsbury's Superstore, Costa Coffee, and an extensive range of retail, trade counter and food and beverage operators.

The property benefits from excellent road connectivity, situated approximately 0.3 miles from the A377, 1.5 miles from the A38 Devon Expressway, and 1.5 miles from the A30.

Strategically positioned just 3.2 miles from Junction 31, and 4.5 miles from M5 Junction 30, the property offers swift access to Exeter, Plymouth, Bristol and the wider Southwest region.

Public transport connections are also strong, with Marsh Barton Railway Station located approximately 1 mile away, providing regular services to Exeter St David's, Exeter Central and Exmouth.

M5



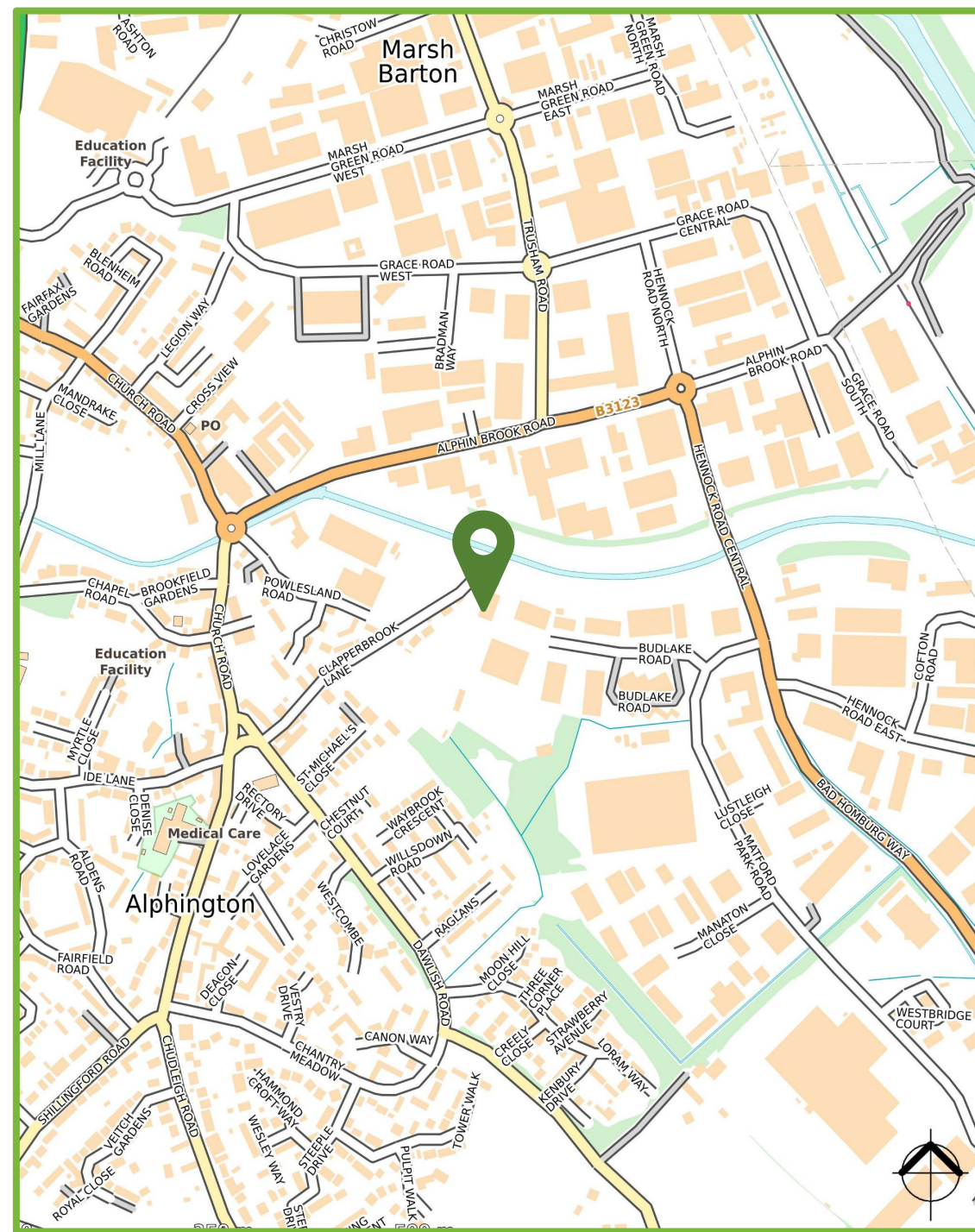
3.2 miles

**Exeter City
Centre**



3.7 miles

**Railway
station**



Accommodation

Description

Unit 9 comprises an open plan, concrete frame warehouse/ industrial unit. The unit benefits from office accommodation and WCs and is accessed via a roller shutter door, with a separate pedestrian entrance leading into the office.

Unit 10 is largely open plan too, and benefits from office accommodation and WCs on the ground floor, as well as two separate offices and more WCs on the mezzanine. Unit 10 also benefits from a roller shutter door with separate pedestrian access.

Parking

The accommodation benefits from parking at the front of the unit.

Services

We are advised that all mains' services are connected to the premises.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
Unit 9	1,535	142.56
Unit 10 GF	1,535	142.56
Unit 10 Mezzanine	270	25.09
TOTAL	3,340	310.3

Truck parking



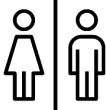
On-site parking



Office content



WC facilities



**Eaves height
5.17m – 6.6m**

Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for uses under Class B8, but any occupier should make their own enquiries to the Planning Department of Exeter City Council.

Tel: 01392 265223 or <https://exeter.gov.uk/planning-services/>

Business Rates

Rateable Value (from 1st April 2026):

Unit 9: £12,750

Unit 10: £17,500

Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

[Find a property - Valuation Office - GOV.UK](#)

Energy Performance Certificate

We have been advised the units do not require an EPC as unheated warehouses.

Lease Terms

The properties can be let together or individually and are available on new full repairing leases with terms to be negotiated.

Rent

The units are offered to let individually or together at an annual rent of:

Unit 9: £16,150 per annum

Unit 10: £17,550 per annum

Units 9 & 10: £30,500 per annum

All figures are exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent.

We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant may be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants

Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

Danielle Sendra

01392 353 080
07827 841 902
dsendra@alderking.com

Noel Stevens

01392 353 093
07974 156 869
nstevens@alderking.com



Stratton Creber Commercial

20 Southernhay West
Exeter,
EX1 1PR

www.strattoncrebercommercial.co.uk

Zack Dennington

01392 284235
Zack@sccexeter.co.uk

Jonathan Ling

01392 202203
jonathan@sccexeter.co.uk

AK Ref: DS/NS/102830 Date: 09/2026 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA. A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

