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PROPERTY CONSULTANTS

INVESTMENT FOR SALE

Units 1-6 Ashton Road

Marsh Barton, EX2 8LN

Former warehouse with offices plus a terrace of 6 warehouse/ Industrial units - 19,651 sq. ft (1,825.62 sq. m) GIA.

Investment Summary

- Multi-let industrial and leisure investment in a high-profile location.
- Offered with a new 125-year lease from Exeter City Council.
- Approximately 19,653 sq ft of warehousing and offices.
- Asset management and redevelopment opportunities to maximise value.
- Passing rent roll of £111,150 per annum.
- Long Leasehold opportunity with secure income, attractive lot size quoting £1,166,200.
- A purchase at this level would reflect a **net initial yield of 9.0%**.
- Low capital value of £59.00 per sq ft.





Location

Ashton Road is located within Marsh Barton Trading Estate, Exeter's principal commercial and industrial area, approximately 2 miles south-west of Exeter city centre.

The property benefits from excellent connectivity, lying approximately 0.5 miles from the A377, 1 mile from the A38 Devon Expressway, and around 3 miles from Junctions 30 and 31 of the M5 motorway.

The estate is home to a wide range of industrial, trade counter and retail occupiers and is situated close to Marsh Barton Retail Park and Stone Lane Retail Park, with national operators including The Range, B&M, McDonalds and the newly opened Wendys restaurant.

Marsh Barton railway station provides convenient public transport links, while Exeter Airport is approximately 6 miles to the east. The location offers excellent access to Exeter, the wider Southwest and the national motorway network

A38

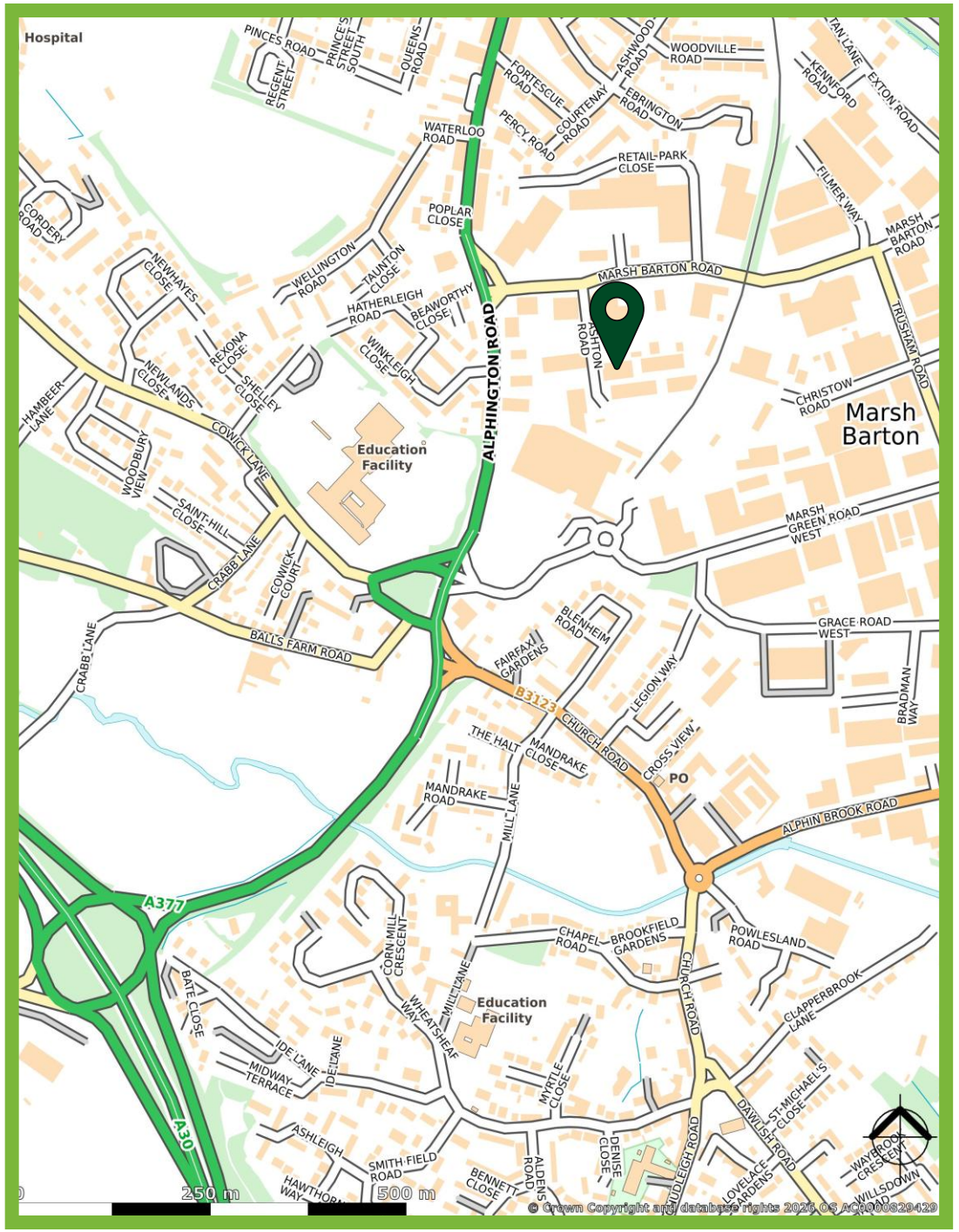
1 miles

M5

3 miles

City Centre

1.5 miles



Description

Originally constructed as industrial units for Hills Electrical, the main building was extended with offices added to the Ashton Road frontage. To the rear are 6 terraced units.

Units 1-3 all have the same basic configuration, benefitting from a minimum eaves height of 3m, whilst units 4-6 benefit from a minimum eaves height of 3.6m.

The units have a shared yard measuring 9.4m suitable for vehicle parking and loading. The play centre has parking at the front and rear.

Area	Sq. ft	Sq. m
Unit 1	9,387	872.08
Unit 1A	1,700	157.93
Unit 2	1,700	157.93
Unit 3	1,700	157.93
Units 4-6	5,164	479.75
TOTAL	**19,651**	**1,825.62**



Eaves height 3m – 3.6m minimum

3-Phase Power



Industrial & Logistics



Offices



Tenancy Summary

Tenancy
The main industrial estate is multi-let generating a combined rent roll of £111,150 per annum. The Weighted Unexpired Lease Term (WAULT) is 3.4 years.

Unit	Tenant	Area (sq. ft)	Lease Term	Lease Break	Expiry	Rent pa	Deposit	Comments
Unit 1	T. Collet Developments Assigned to Wonderland Play Ltd	9,387	10		30/04/2030	£50,000	£12,500	Lease assigned in 2023. Outside the Act. Full repairing and insuring Guarantors: Malcolm Charles Collett and Patricia Collett.
Unit 1A	Tony Parsons	1,700	5	05/05/2026	04/05/2028	£11,050	£2,762.50	Market review. Outside the Act. Schedule of Condition.
Unit 2	Project Valets Ltd	1,700	5	10/10/2025	09/10/2027	£11,050	£2,762.50	Market review. Outside the Act.
Unit 3	Project Valets Ltd	1,700	5	11/10/2025	10/10/2027	£11,050	£2,762.50	Market review. Outside the Act.
Unit 4-6	LCB Construction Ltd	5,164	10	05/10/2027	04/10/2032	£28,000		Market review. Outside the Act.
TOTALS		**19,651 Sq. Ft**				**£111,150**		

EPC | Data Room | VAT | Proposal

EPC
Energy Performance Certificates are available to download from the data room.

Data Room
Access to the data room is available on request.

VAT
The property is not elected for VAT.

Proposal
The property is held on a long lease from Exeter City Council. The lease will be extended to 125 years at the point of sale.

We are seeking offers in excess of £1,166,200 for the whole.

A purchase at this level would reflect a net initial yield of 9.0%.

Alder King Investment Calculator
https://www.alderking.com/investment-calculator/



Viewing Arrangements

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

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AK Ref: NS/102725 **Date:** 10/2026 **Subject to Contract**



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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 adv ce from a specialist source.

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Note – Photo taken before letting in 2022.

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