



TO LET

Merriott House

Hennock Road Central, Marsh Barton, Exeter EX2 8NP
Prominent 1st floor offices – 1,859 – 3,772 sq. ft (172.72 – 350.44 sq. m) gross approx.

Location

The property is situated on Exeter's premier trading estate, Marsh Barton. Marsh Barton is approximately 2.5 mile to the south of Exeter City Centre and around 3.5 miles south-west of Junction 30 of the M5 motorway.

The Property is located in a prominent and highly visible position on Hennock Road Central, being the only direct estate road linking Matford Business Park to the south, with the main part of Marsh Barton to the north.

Railway station



M5



3.5 miles northwest

Exeter

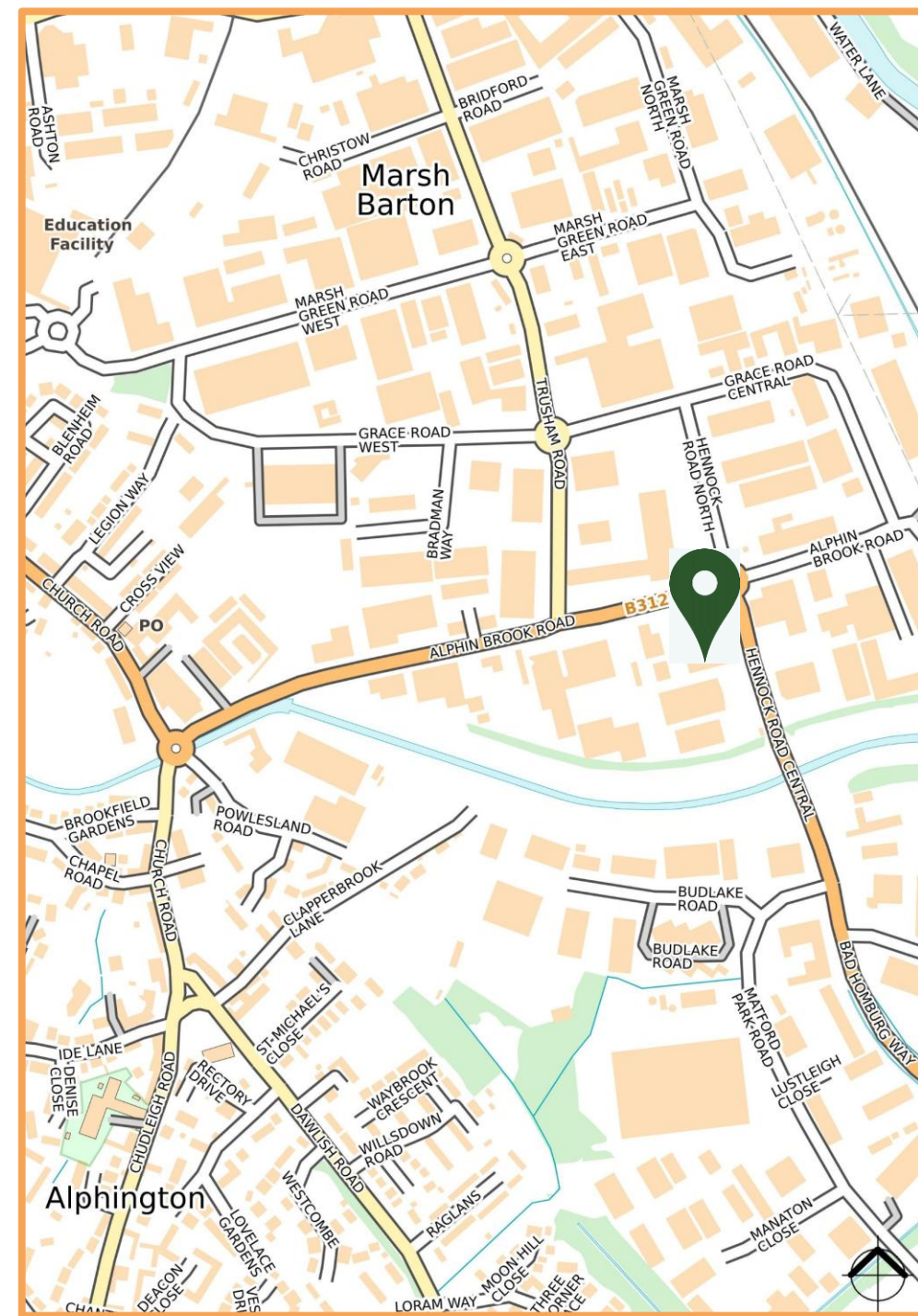


2.5 miles

Bristol



80 miles



Accommodation

Description

The Property comprises modern, open plan office accommodation divided between two suites, both situated on the first floor of the building.

Both offices benefit from separate meeting rooms, and open-plan layouts. Suite 1 benefits from a large, separate kitchen, and Suite 2 has a small kitchenette.

The offices are overlooking the front car park, with large windows to allow for excellent natural lighting.

Parking

Parking is provided at the front of the unit.

Services

We are advised that all main 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
Suite 1	1,913	177.72
Suite 2	1,859	172.72
TOTAL	3,772	350.44

**Air conditioning
comfort cooling**



**Onsite
parking**



**Recessed
lighting**



WC facilities



Kitchenette



Planning | Rates | EPC | Terms

Planning

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

Tel: 01392 277888 or [Exeter City Council](https://www.exeter.gov.uk)

Business Rates

The current rateable value (from 1 April 2026) for each suite is:

Suite 1: £19,000

Suite 2: £16,000

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. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is C61, and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](https://www.rics.org/uk/insights/publications/2020/01/16/rics-real-estate-code-for-leasing-2020)

Lease Terms

The offices are available to let as a whole, or individually by way of a new lease with terms to be agreed.

Rent

The property is offered to let from £10 per sq. ft per annum + VAT.

Legal Costs

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

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

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

Viewing Arrangements

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



Noon Robers
Unit C, Ceramic House
KACH Business Park
Pottery Rd
Bovey Tracey
Newton Abbot TQ13 9TZ

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AK Ref: DS/101339 Date: 03/2026 Subject to Contract



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

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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 advice from a specialist source.

