

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## OFFICE / SHOWROOM / STUDIO PREMISES IN CONVENIENT LOCATION WITH CAR PARKING

Approximately 170 sq.m (1,830 sq.ft) on Ground and First Floors

**UNIT 3 KINGFISHER COURT, VENNY BRIDGE,  
PINHOE, EXETER, DEVON, EX4 8JN**



This provides an opportunity to take a new flexible lease on these conveniently located 2 storey self-contained office / Showroom premises with 3 allocated car parking spaces in a convenient edge of City location. The premises are available for early occupation if required.

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#### SITUATION AND DESCRIPTION

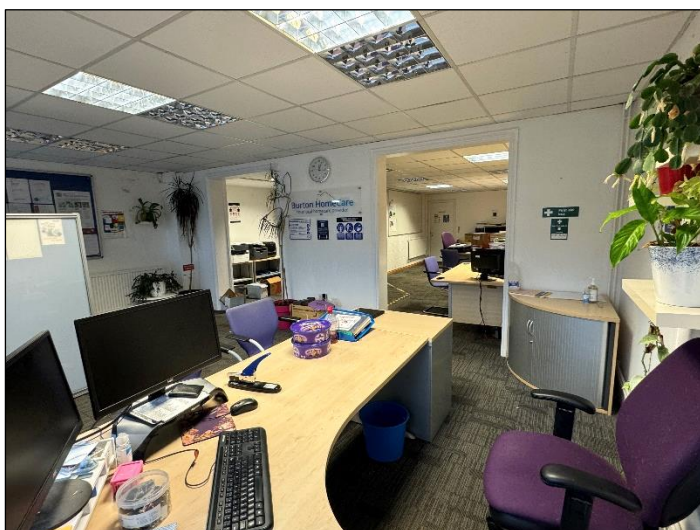
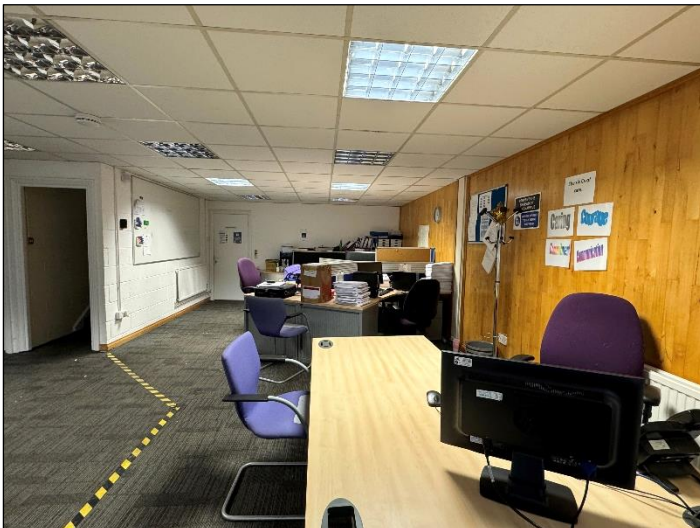
The premises are located within Kingfisher Court, a development of Industrial and office units constructed in the late 1980's. Pinhoe is to the West of the City, within easy access of the City centre and the M5 motorway (junction 29). The estate has a varied mix of users including industrial, warehousing, trade counter and office, with these premises suiting an office or showroom / mail order use.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line and is within walking distance of the central shopping area including the Princesshay development. Exeter airport is approximately 4 miles distant.

#### ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

**Reception / Office 1**      **12.02m x 6.34m (39'5" x 20'10") max**  
Accessed from the car parking area by a glazed door with glazed side panel. Suspended ceiling with integrated lighting. Power points as fitted. Radiator. Door to ...



#### Store Room

**6.46m x 3.81m (21'2" x 12'6") max**

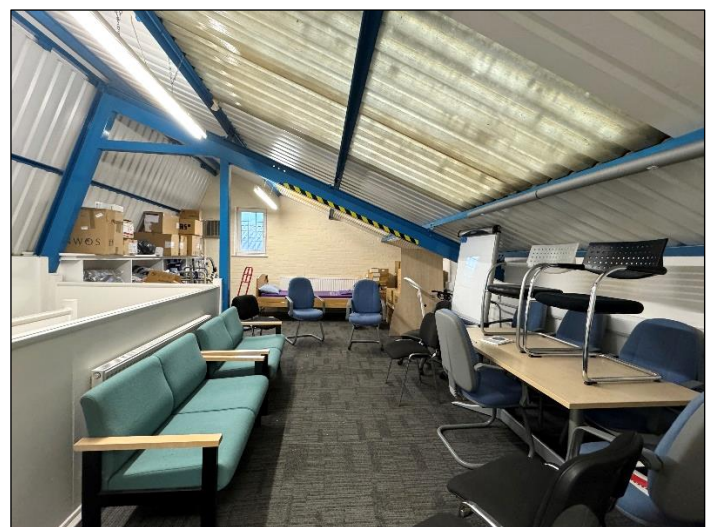
Useful area with strip lights and power as fitted.



#### FIRST FLOOR

Stairs from the ground floor office lead up to a ....

**Office 2 / Training Room**      **7.60m x 5.53m (24'11" x 18'2") max**  
Open plan area with window to rear elevation. Strip lighting and power points as fitted. Radiator. Translucent roof panels.



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**Office 3/ Meeting Room** 4.00m x 3.93m (13'1" x 12'10") max  
Strip lighting and power points as fitted. Translucent roof panels providing borrowed light. Radiator. Window to front office.



**Office 4** 3.96m x 3.92m (12'11" x 12'10") max  
Window to the front with strip lighting and power points as fitted. Radiator.



**Store Room** 2.76m x 2.21m (9'1" x 7'3") max  
Useful room ideal for storage or for IT server / Photocopier.

**Toilet**  
Cloakroom with wash hand basin plus internal door to toilet cubicle with low level W/C suite.

**Kitchen** 2.46m x 2.21m (8'1" x 7'3") max  
Range of wall and base units with stainless steel sink with single drainer inset into worktops. Logic wall mounted gas central heating boiler. Vinyl flooring.



#### EXTERNALLY

The premises benefit from 3 reserved car parking spaces.

#### RENT AND TENURE

A rent of £14,950 per annum is sought for a new 6 year lease with a rent review and tenant only break clause at the end of the third year. The landlord will be responsible for the external repairs and decorations with the tenant responsible for the internal repairs and decorations. The lease will be contracted outside of the landlord and tenant act. A service charge is payable of £250 per quarter is payable, plus the tenants will reimburse the landlords for the buildings insurance premium.

#### RATES

Rateable Value: - £14,000 (2023 valuation)

For further information on the Business Rates payable, please contact Exeter City Council on 01392 277888

#### SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is opposite. The full version is available to download from the web site. Rating.

#### LEGAL COSTS

The tenant is to contribute £395 plus VAT towards the landlord's legal and costs, including abortive fees, for setting up the lease.

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0167)



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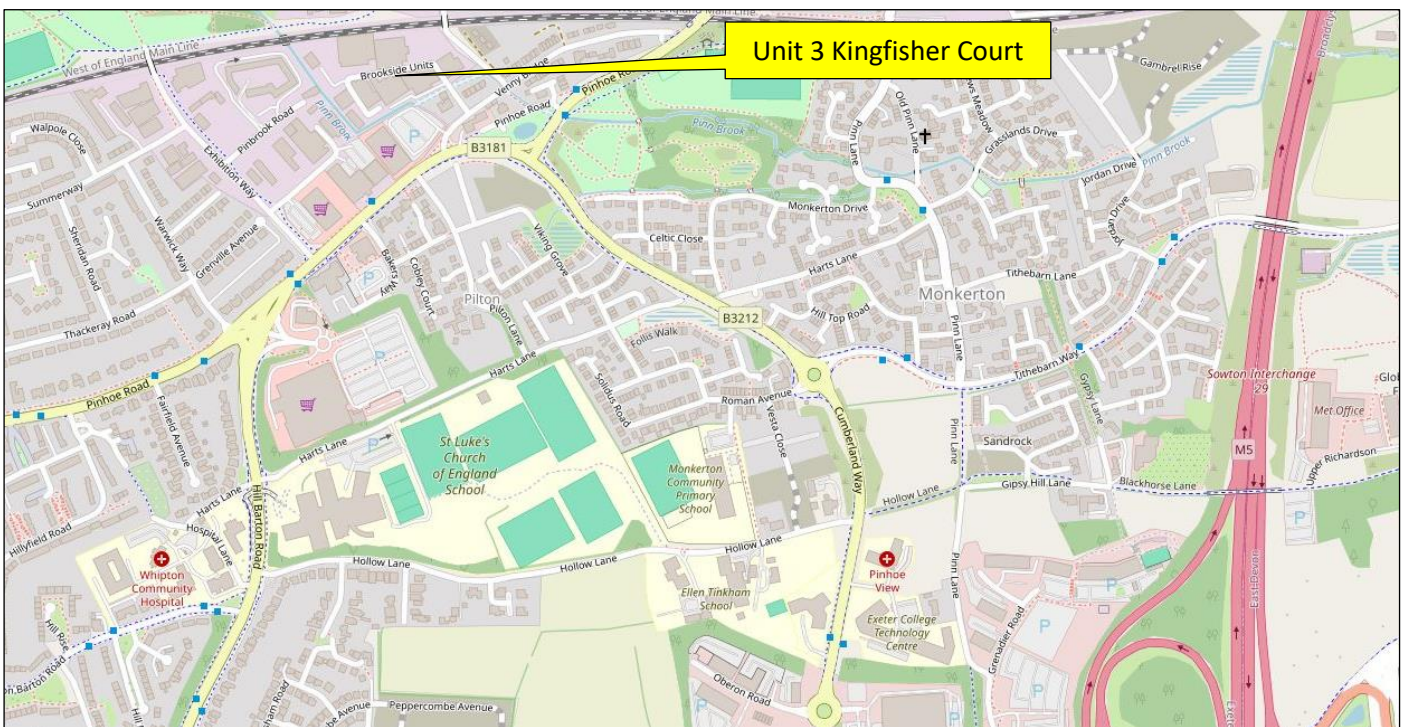
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.