

INDUSTRIAL
OFFICE
RETAIL

TO LET

FIRST FLOOR OFFICE SUITE WITH 4 ALLOCATED CAR PARKING SPACES ON THE EDGE OF EXETER

Totals approximately 48 sq.m (518 sq.ft) plus 4 reserved car parking spaces

**SUITE 4, SPLATFORD BARTON, KENNFORD
NEAR EXETER, DEVON, EX6 7XY**



This conveniently located first floor office suite offers a very cost effective office with generous parking in a semi rural setting on the edge of Exeter, and yet just 500 yards from the A38, A380 and M5 Motorway, offering almost unrivalled communications to the County's road network. The suite has been refurbished including redecoration and recarpeting and the installation of LED lighting and a kitchenette area, and would suit a variety of potential users and benefits from 4 reserved parking spaces plus additional visitor spaces with 3 electric car charging points.

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SITUATION AND DESCRIPTION

Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City and the capital city and County town of Devon, having firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has two mainline railway stations with a National and Regional airport nearby and a cross channel ferry port at Plymouth.

The premises are located at Splatford, which is close to Kennford and at the bottom of Telegraph and Halden Hill where these two main roads separate to Torbay or Plymouth. The premises are therefore close to Exeter and its amenities but also giving direct access to most of the County's main road access. The premises have recently been redecorated and recarpeted plus the installation of LED lighting and a kitchenette area, and would suit a variety of potential users. Other occupiers within the building include professional users such as a Property Facilities Management Company, a Property Developer and a Charity admin office.

ACCOMMODATION

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

The suite is accessed from the main car parking area via a spacious entrance lobby and communal reception area with entry system and stairs leading up to a landing and doors to

SUITE 4

Office **8.70m x 5.53m (28'6" x 18'2") max**

Light and airy room with 4 windows to 2 elevations. Carpeted. LED lighting and power as fitted. Electric wall mounted panel heater. Fitted window blinds. Installed is a new kitchenette area with stainless steel sink and single drainer inset into worktops with cupboards below. Space for fridge. Ample power points.



Office No 2

2.76m x 2.73m (9'0" x 8'11") max

Glazed panel to main office. LED lighting and power as fitted. Electric wall heater.

Shared Meeting Room

5.67m x 2.80m (18'7" x 9'2") max

Well appointed and fitted out with seating for 8. This is available on a booking system for tenants of the building at no charge.



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Leading off the common reception area are

Shared Kitchen

Stainless steel sink unit with single drainer inset into worktop with cupboards below. Fridge and dishwasher. Microwave.

Shared Gents Toilet

Low level WC cubicle, urinal, wash hand basin and a shower cubicle.

Shared Ladies Toilet

Low level WC with wash basin.

Shared Accessible Toilet

Low level WC with wash basin.

EXTERNALLY

The suite has 4 reserved car parking spaces plus visitor spaces. The visitor spaces also benefit from 3 Electric Car Charging points.



RATES

Rateable Value: - £5,700 (2023 valuation list)

We are advised that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount please contact Teignbridge District Council on 0626 361101.

LEASE

A new 6 year lease is available, contracted outside of the landlord and tenant act, with a rent review at the end of the third year. A tenant break clause at the midway point could also be available if required. The landlord will be responsible for the external repairs and decorations with the tenants responsible for the internal repairs and decorations. The tenant will reimburse the landlord for the buildings insurance premium.

RENT

A rent of £5,950 pax plus VAT payable quarterly in advance for this well located Office suite.

SERVICE CHARGE

A service charge is payable of £887.08 per quarter plus VAT which includes the electricity, heating and lighting of the office suite, plus the cleaning of common parts and the external landscaping.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal costs, including abortive costs.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC summary is attached below to these particulars.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0764)



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Energy performance certificate (EPC)

Venture Property and Development Co Ltd Splafford Barton Road From Kennford Caravan Park To Russells KENNFORD EX6 7XY	Energy rating B	Valid until: 15 September 2032 Certificate number: 8948-3334-6776-4264-4155
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Property type: Offices and Workshop Businesses
Total floor area: 542 square metres

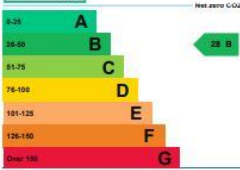
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's current energy rating is B. (Score: 28)

Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

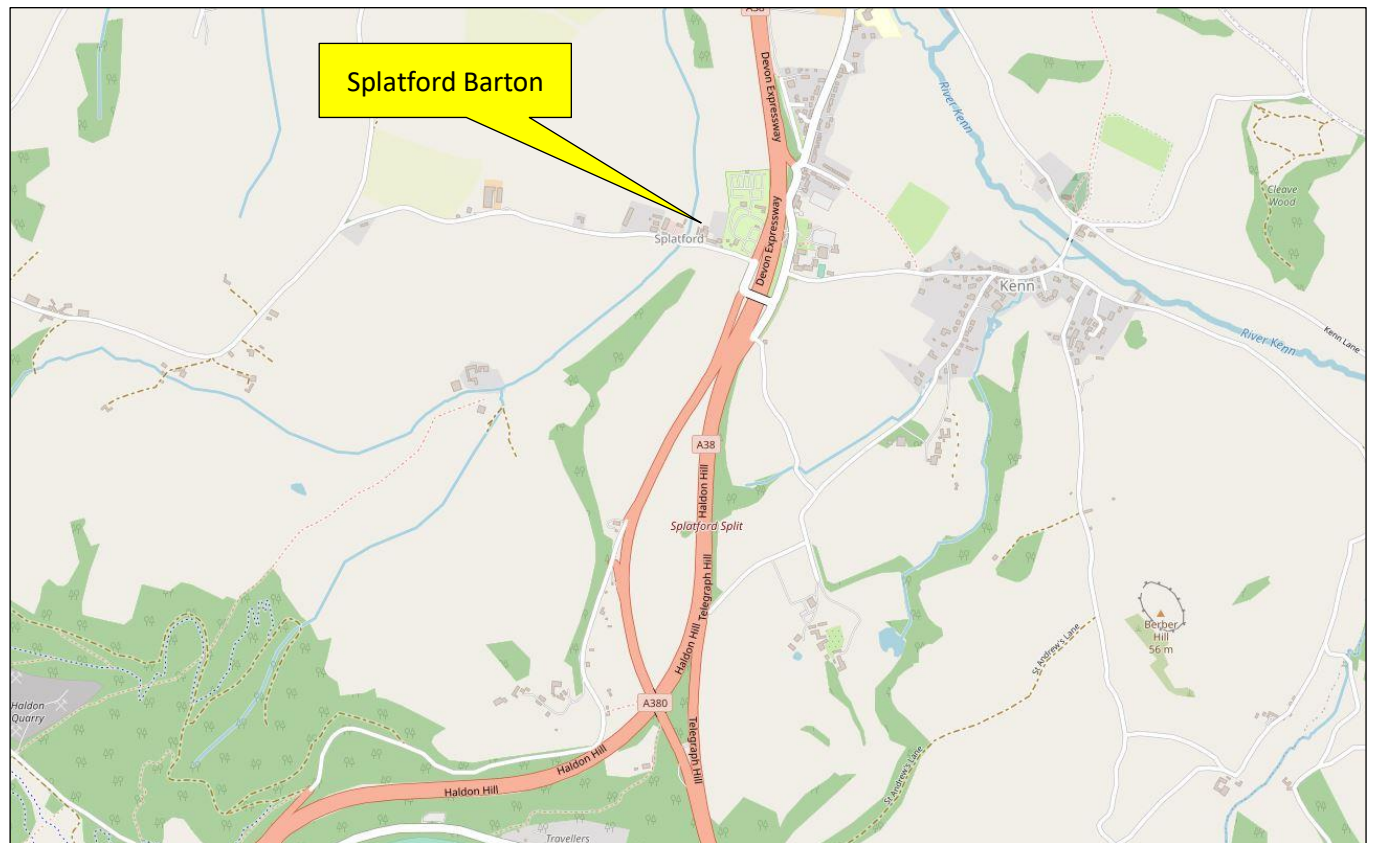
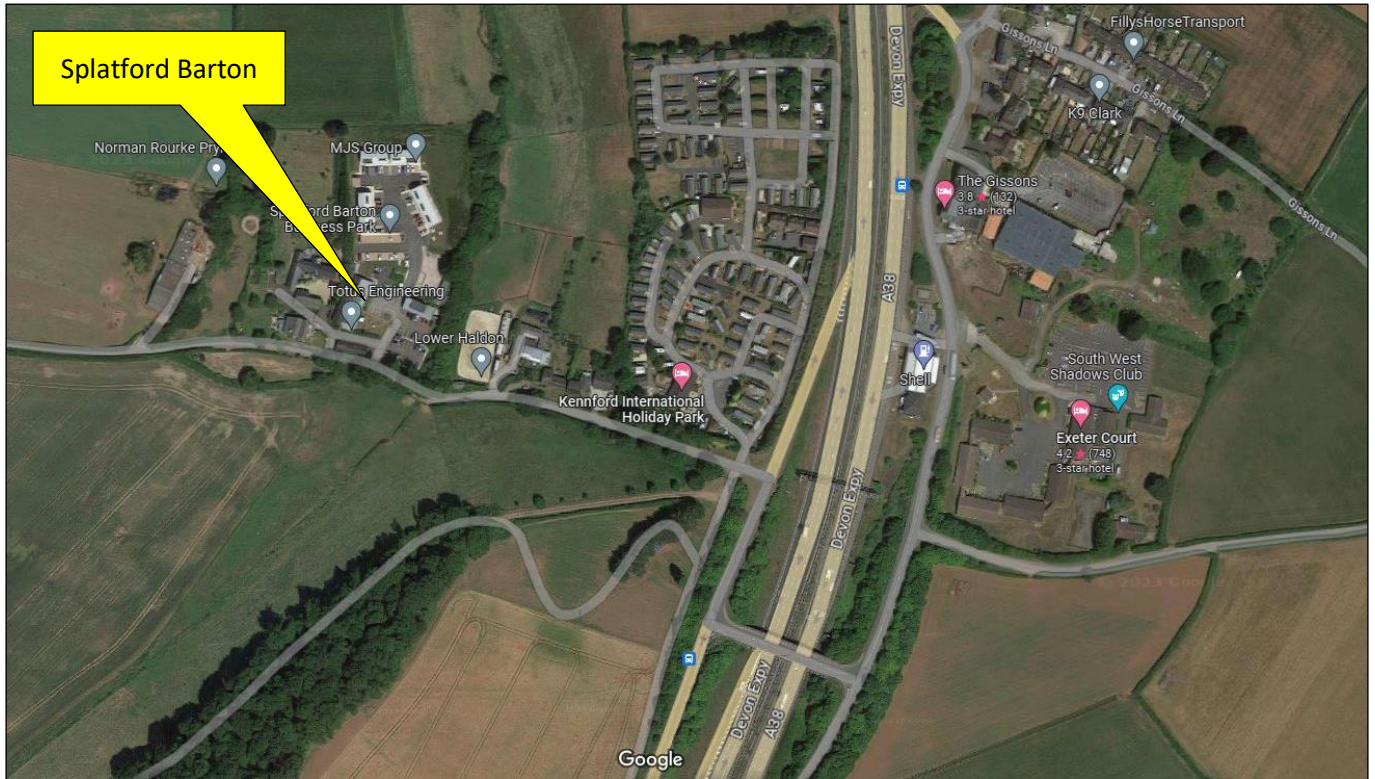
Properties similar to this one could have ratings:

- If newly built: 7 A
- If typical of the existing stock: 30 B

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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.