

INDUSTRIAL
OFFICE
RETAIL

TO LET / FOR SALE

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

Approximately 82 sq.m (882 sq.ft) on Ground and First Floors

**UNIT 10 KINGFISHER COURT, VENNY BRIDGE,
PINHOE, EXETER, DEVON, EX4 8JN**



This provides an opportunity to either purchase or enter into a new flexible lease of these conveniently located 2 storey self-contained office / Showroom / Studio premises with 2 allocated car parking spaces in a convenient edge of City location with ease of access to the M5/ A30. The premises have been well fitted, and are now available for an 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 East 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 possible showroom 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, with Exeter airport approximately 4 miles distant offering National and International flights.

ACCOMMODATION

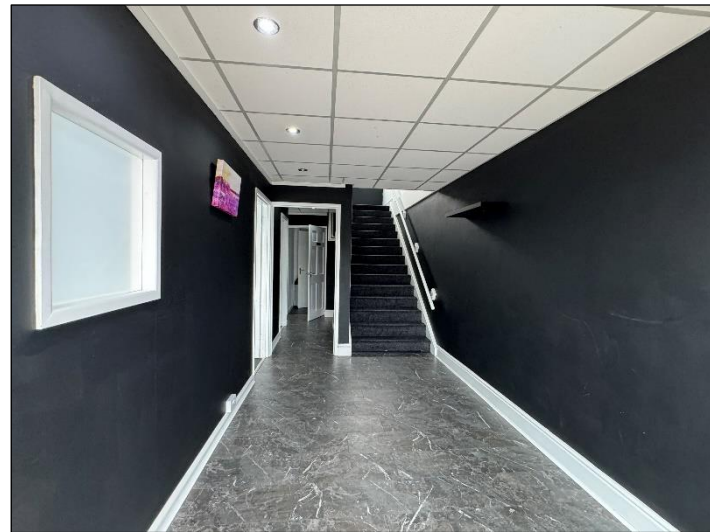
Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from the courtyard parking area with doors to

GROUND FLOOR

Reception **4.37m x 2.31m (14'4" x 7'7") max**

Accessed from the car parking area by a pair of glazed doors with adjoining glazed side panel making this light and airy space. Suspended ceiling with integrated spot lighting. Carpeted. Power as fitted. Electric wall mounted heater. Doors to



Office No 1 **4.36m x 2.45m (15'3" x 8'0") max**

Large window to the front offering good natural light. Vinyl flooring. Suspended ceiling with spot lighting as fitted. Ample power. Electric wall mounter heater.

Store Room / Office **2.41m x 1.93m (7'10" x 6'4") max**

Laminate flooring. Electric wall mounted heater. Suspended ceiling with integrated lighting.

Toilet

Cloakroom comprising low level W/C suite with wash hand basin and over sink electric water heater. Part tiled walls.

Kitchen /Staff Room **2.71m x 2.30m (8'10" x 7'6") max**

Spacious Office / Staff Room with a Kitchen area with stainless steel sink unit inset into worktops. Cupboards below. Electric water heater over. Tiled walls. Space for under worktop fridge.



FIRST FLOOR

Stairs from the ground floor reception area a staircase leads up to the First Floor and

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Office No 2

9.10m x 4.84m (29'10" x 15'10") max

Open plan office area with windows to the front and rear elevations making this very light and airy space. Suspended ceiling with integrated spot lighting and power points as fitted. Electric wall mounted heaters. Part carpeted and part vinyl flooring.



EXTERNALLY

The premises benefit from 2 reserved and allocated car parking spaces in the shared courtyard.

VAT

VAT is not currently payable on the annual rent or sale price.

ENERGY PERFORMANCE CERTIFICATE

An EPC (Energy Performance Certificate) has been obtained, a summary of which is shown below. The full version is available to download from our web site. The rating is: - E 113

TENURE AND PRICE

The premises are available either on a new 6 year lease at a rent of £8,250 pax, 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 only therefore responsible for the internal repairs and decorations. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

The tenants will be required to reimburse the Landlord for the Buildings insurance premium of approx. £300 pa. A 3 months rent deposit will be required.

Alternatively, the premises are available for sale at a price of £119,500 for the remainder of the 999 year Lease from the 1st January 1989. Full details are available on request.

RATES

Rateable Value: - £8,600 (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 Exeter City Council on 01392 277888.

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises. Interested parties are encouraged to make their own enquires if the relevant service provider.

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LEGAL COSTS

The tenant is to contribute £395 plus VAT towards the landlord's legal costs, including abortive fees for a new lease. Each party to bear their own costs for a sale of the long leasehold interest.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0445)



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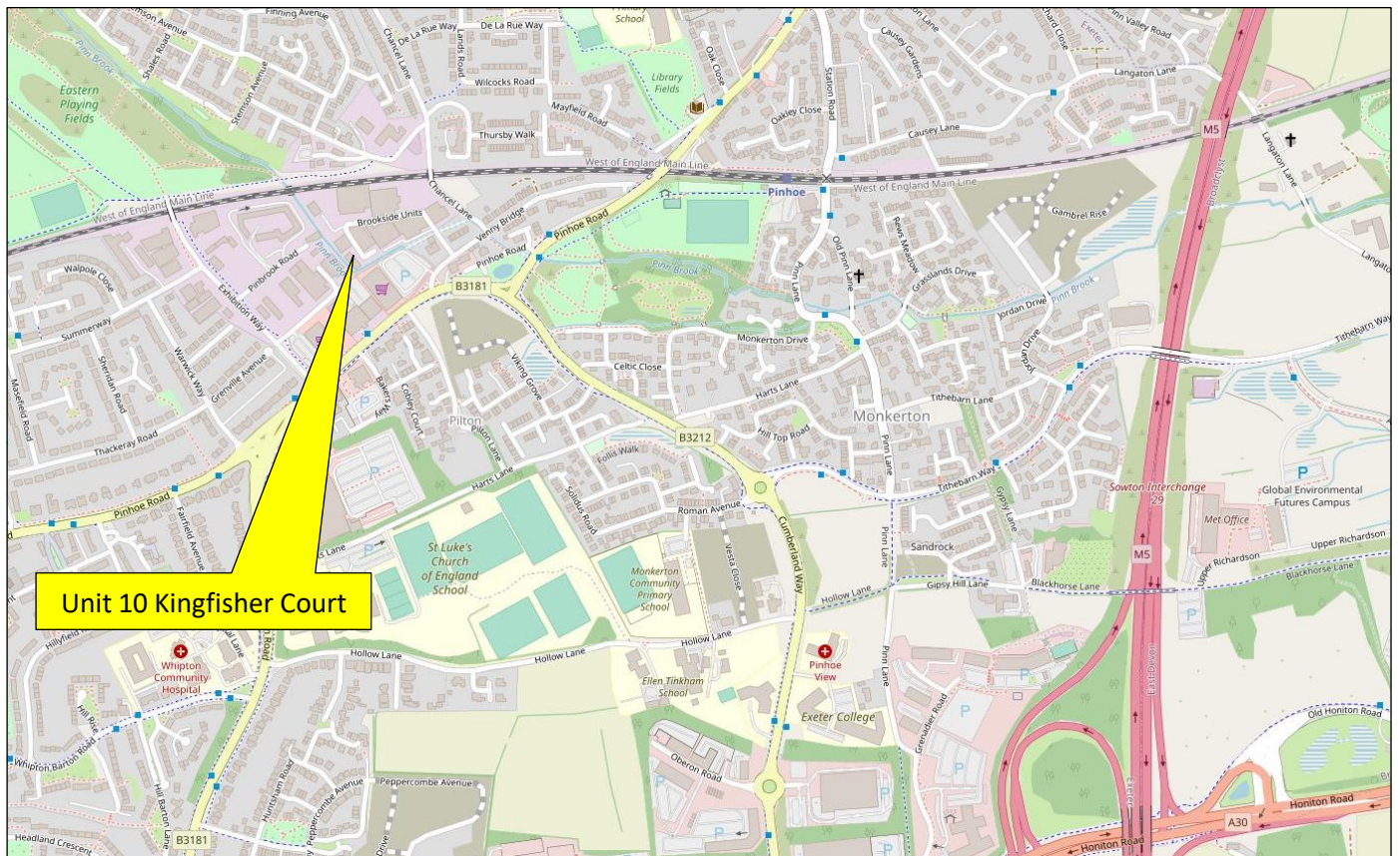
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.