

INDUSTRIAL
OFFICE
RETAIL

TO LET

HIGH QUALITY CONTEMPORARY OFFICE SUITE IN SEMI RURAL LOCATION WITH CAR PARKING

First Floor Office Suite of approximately 32.4 sq.m (349 sq.ft)
With 2 Car Parking Spaces in a landscaped courtyard area

**UNIT C CASTLE VIEW BARNS, WOODMANTON FARM,
WOODBURY, NEAR EXETER, DEVON, EX5 1HQ**



An opportunity to occupy this conveniently located first floor office suite with 2 allocated car parking spaces in Woodbury on the outskirts of Exeter, with easy access within 10 minutes to Junction 30 of the M5 or the A30, A38 or A380. This makes this an ideal location for companies who need access to the whole of Devon.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are located on the edge of the sought after village of Woodbury, within 10 minutes drive from Junction 30 of the M5 Motorway, and with easy access to either Exeter City Centre or Exmouth Town Centre. The village of Woodbury is within walking distance of the premises, and has a range of local shops, pubs and a primary school. Vehicular access is excellent with easy access to all of the region's main Trunk Roads including the M5, A30, A38 and A380. Exeter City Centre is within 15 – 20 minutes drive with its comprehensive range of amenities and facilities.

This modern and contemporary office suite is arranged on the Ground and First floors and set within a period range of barns converted to a high standard and offering all of the requirements of a modern business. Externally the landscaped grounds provide ample car parking. The office is available on a new flexible lease and would suit a variety of potential occupiers requiring a quality but economical office on flexible terms in a convenient but attractive setting close to the main arterial routes through the County.

ACCOMMODATION

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

Office Suite C **5.68m x 5.06m (18'8" x 16'7") max**
Accesses from a central lobby area with stairs to the first floor landing with door to the suite. A light and airy room with 2 windows to the front elevation. Suspended ceiling with integral strip lighting and feature spot lighting. Perimeter trunking with ample power and data points as fitted. Electric wall heaters. To the far end is a

Storage Cupboard **1.60m x 0.71m (5'3" x 2'4") max**
Useful walk in storage cupboard

Kitchen **2.15m x 1.19m (7'1" x 3'11") max**
Stainless steel sink unit and single drainer inset into ample worktops with cupboards above. Space for fridge below. Tiled splash back. Access to an inner lobby with door to ...

Ladies Toilet
Low level W/C suite and wash hand basin.

Gents Toilet
Low level W/C suite and wash hand basin.



EXTERNALLY

To the front of the premises is a large gravelled courtyard area with up to 2 car parking spaces available.

RENT

A rent of £4,250 per annum is sought for this high quality Ground and floor office suite in a convenient and accessible location.

LEASE

A new 6 year lease is available with an upwards only rent review at the end of the third year. A tenant only break clause can also be incorporated at the 3rd anniversary if required with 6 months prior written notice.

The Landlord will be responsible for the external repairs and decoration of the premises with the tenants 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.

VAT

We understand that VAT is not currently payable on the rent on this suite.

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SERVICE CHARGE

A service charge applies to the suite to cover a fair proportion of the costs of water charges, the lighting, heating and cleaning of common parts and the external maintenance of the site including the landscaped areas. It also includes the Fire Alarm maintenance and testing, electrical certification, water and drainage and window cleaning. This has been calculated as a percentage of the whole based on square footage occupies, and equates to £285 per quarter.(2024)

The tenants will also be required to reimburse the landlords for their proportion of the Buildings Insurance which equates to £215 per annum for the current year. The landlords will also require a rent deposit equivalent to 3 months rent, to be held for the duration of the term.

RATES

Rateable Value Office: - £ 3,200 (2023 Valuation List)

We understand that a Rate reduction of up to 100% may be available to qualifying business under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact East Devon District Council (01395 516551) for further information.

SERVICES

We understand that mains electricity and water are available to the office suite, with drainage via a private drainage system. The electricity for the suite is separately metered. We are advised that there is a dedicated uncontested fibre line supplied by Openreach available if required.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the new lease, to include abortive costs.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been obtained, a full copy of which is available to download from the web site. The rating is D 100.

VIEWING

Strictly by prior appointment only with the sole agent for the attention of Tony Noon (07831 273148) Ref (0302)



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Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web: www.noonroberts.co.uk

Energy performance certificate (EPC)

CASTLEVIEW BARN
Woodmanton Farm
Woodmanton
Woodbury
EXETER
EX5 1HQ

Energy rating
D

Valid until: 1 November 2027

Certificate number: 9158-3080-0230-0092-9795

Property type: B1 Offices and Workshop businesses

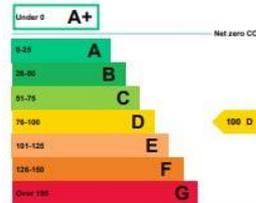
Total floor area: 403 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

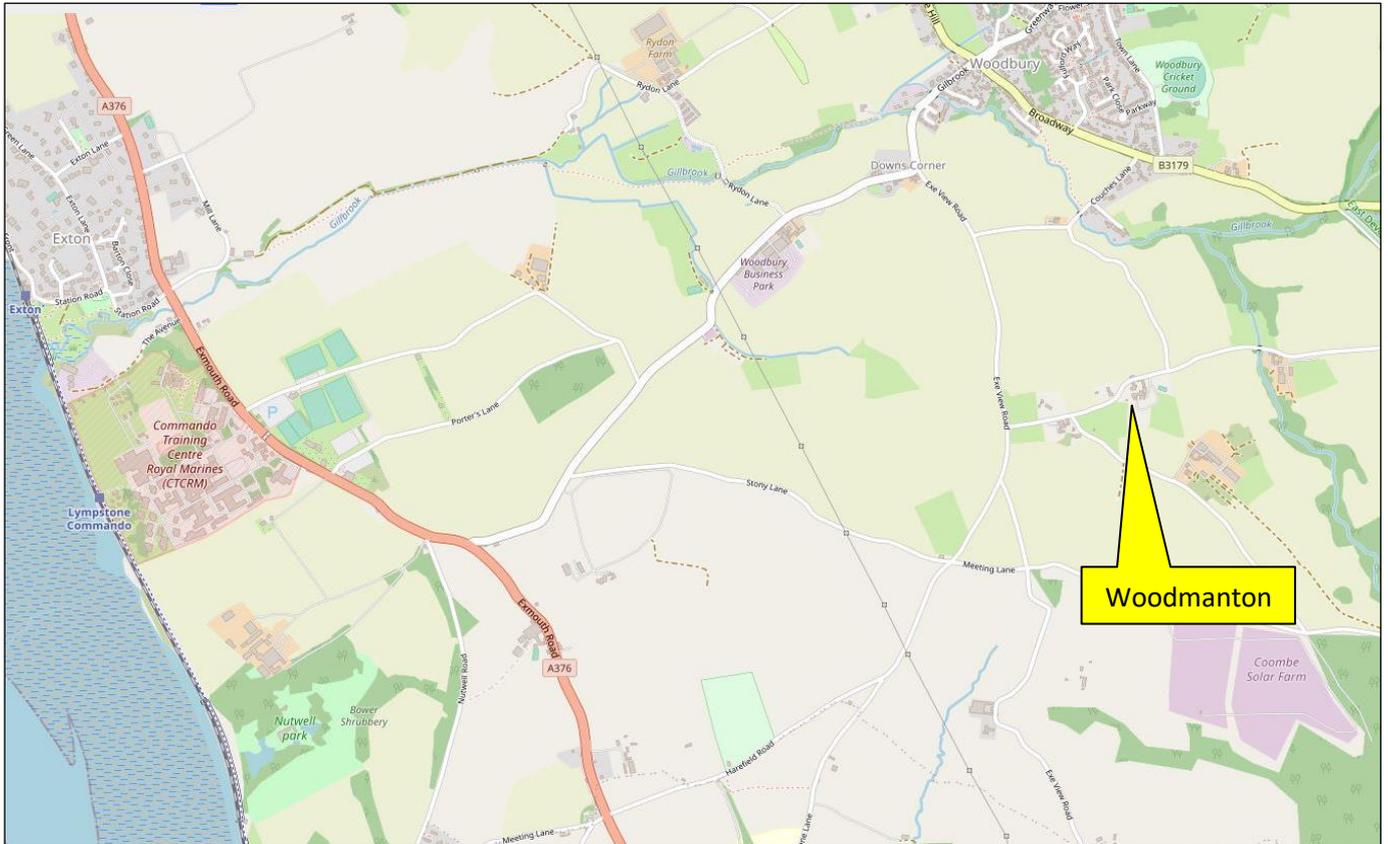
85 D



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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.