

TO LET

MODERN TRADE COUNTER UNIT WITH REAR WAREHOUSE AND SPACIOUS FIRST FLOOR OFFICES

Ground Floor Trade Counter / Showroom plus rear Warehouse and First Floor Office totalling some 397 sq.m (4,274 sq.ft) with 6 parking spaces

**UNIT 4 THE VENTURE CENTRE, YEOFORD WAY,
MATFORD, EXETER, DEVON, EX2 8LP**



An unusual opportunity to enter into a new lease of these well fitted and centrally located Trade counter/ Office premises with Ground Floor Showroom / Office and rear Warehouse with range of first floor Offices on the popular Matford Business Park on the south western edge of Exeter, offering easy access to the City centre and the M5 / A38 / A380 trunk roads. The premises would suite a wide variety of potential users.

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SITUATION AND DESCRIPTION

The premises are located on the sought after Matford Business Park, being part of the well-established Marsh Barton Trading Estate just off Silverton Road which along with Bad Homburg Way are the main spine roads through the estate. In addition the Units central location offers easy links to the City Centre and to the A30, M5 and A38 / A380 trunk roads. Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City steeped in history being the capital city and county town of Devon and has 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.

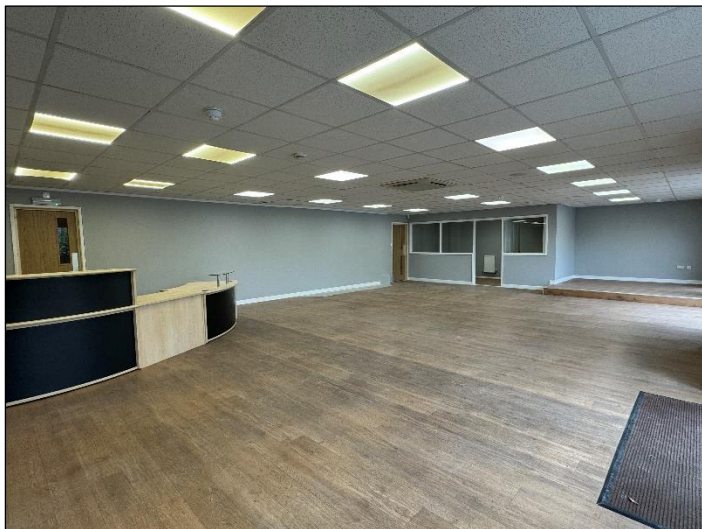
Unit 4 The Venture Centre is a mid-terraced unit forming part of a block of Trade Counter / light industrial units benefitting from a generous Car Parking allocation at the front with excellent loading and unloading facilities at the rear via a up and over door. The premises would therefore suit a variety of potential occupiers who require a prominent Trade Counter / Showroom Unit, or an industrial / Warehouse Unit in a central and convenient location with well fitted office and easy access to all main routes.

ACCOMMODATION

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

Reception / Trade Counter 12.98m x 8.13m (42'7" x 26'8") max

Approached from the parking area via a glazed pedestrian door with glazed side screen plus further floor to ceiling window to one side. LVT. Suspended ceiling with integrated LED lighting. Ideal as a showroom or trade counter area or for a sales office. Doors lead off this to



Sales Office No 2 4.44m x 1.98m (14'7" x 6'6") max

Glazed panel to showroom. Suspended ceiling. Radiator. Data and power as fitted. LVT flooring.

Ladies Toilet

Low level WC suite with wash hand basin. Radiator. Part tiled walls. LVT flooring.

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Kitchen

3.17m x 2.28M (10'5" x 7'6") max

Range of base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge. Tiled splashback. LVT flooring.

Warehouse

13.30m x 12.77m (43'8" x 41'10") max

Located at the rear of the building with a full height roller shutter door providing excellent vehicular access. Irregular shape. Translucent roof lights. Concrete floor. Power and overhead lighting as fitted. Minimum eaves 6.0m rising to 7.7m in the centre. Gas fired Ideal wall mounted central heating boiler. Pedestrian door to rear and doors to showroom and offices.



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FIRST FLOOR

Landing

From the ground floor lobby, a staircase lease to

Office No 3

6.86m x 4.93m (22'6" x 16'2") max

2 large windows to the front. Radiator. Power and data as fitted. Floor boxes. Suspended ceiling with integrated LED lighting. Carpeted. Ceiling mounted HVAC unit for comfort cooling.



Office No 4

3.20m x 2.38m (10'6" x 7'10") max

Suspended ceiling with integrated LED lighting. Radiator. Glazed panel to lobby area. Carpeted.



Office No 5

3.6m x 3.2m (11'10" x 10'6") max

2 glazed panels to Office No 3. Suspended ceiling with integrated LED lighting. Radiator. Wall mounted aircon unit. Carpeted.

Office No 6

5.88m x 4.95m (19'3" x 16'3") max

Window to front. Power and data as fitted in dado trunking. Carpeted. Suspended ceiling with integrated LED lighting. HVAC unit for comfort cooling.



Kitchenette/ Staff Area

4.84m x 2.12m (15'11" x 6'11") max

Fitted with a range of wall and base units with stainless steel sink unit and single drainer inset into worktops. Space for fridge under. Tiled splashbacks. 2 wall cupboards over.



Storage Area

3.24m x 2.89m (10'8" x 9'6") max

Open to the warehouse. Carpeted. Power and data as fitted. Could be enclosed as an additional office.

EXTERNALLY

To the front and side of the unit is a car parking area with parking for 6 cars. To the rear is a loading and unloading area accessed by the roller shutter door.

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LEASE AND RENT

The Unit is available by way of a new 6 or 10 year FRI lease at a rent of £35,950 pax plus VAT, with an upwards only rent review at the mid-way point. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

VAT

VAT is payable on the rent and any service charge on this occasion.

BUSINESS RATES

Rateable Value: - £32,000 (2023 valuation List)

For further details on the Rateable Value or for the Business Rates Payable, please contact the Business Rates Department at Exeter City Council on 01392 277888.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below, the full version is available to download from the web site. The rating is: B 41

SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords legal and administration costs in the setting up of the new lease.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0809)



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Energy performance certificate (EPC)

! This certificate has expired.

You can get a new certificate by visiting www.gov.uk/get-new-energy-certificate

Get help with certificates for this property

If you need help getting a new certificate or if you know of other certificates for this property that are not listed here, contact the Department for Levelling Up, Housing and Communities (DLUHC).

dluhc.digital-services@levellingup.gov.uk
Telephone: 020 3829 0748

Unit 4, The Venture Centre Yeoford Way Marsh Barton Trading Estate EXETER EX2 8LP	Energy rating B	This certificate expired on: 6 April 2024
		Certificate number: 9122-3064-0141-0300-2905

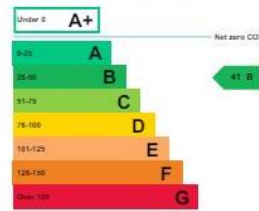
Property type	B1 Offices and Workshop businesses
Total floor area	379 square metres

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 energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

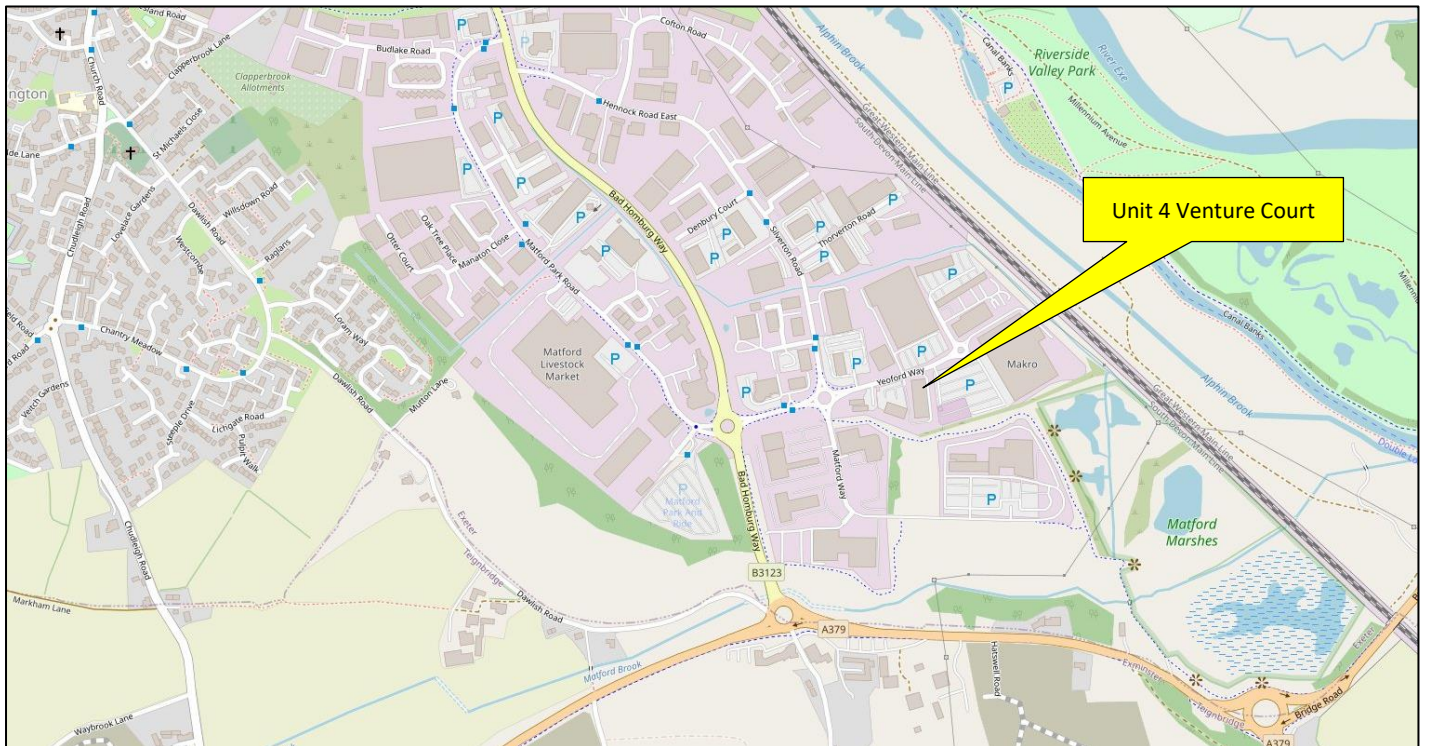
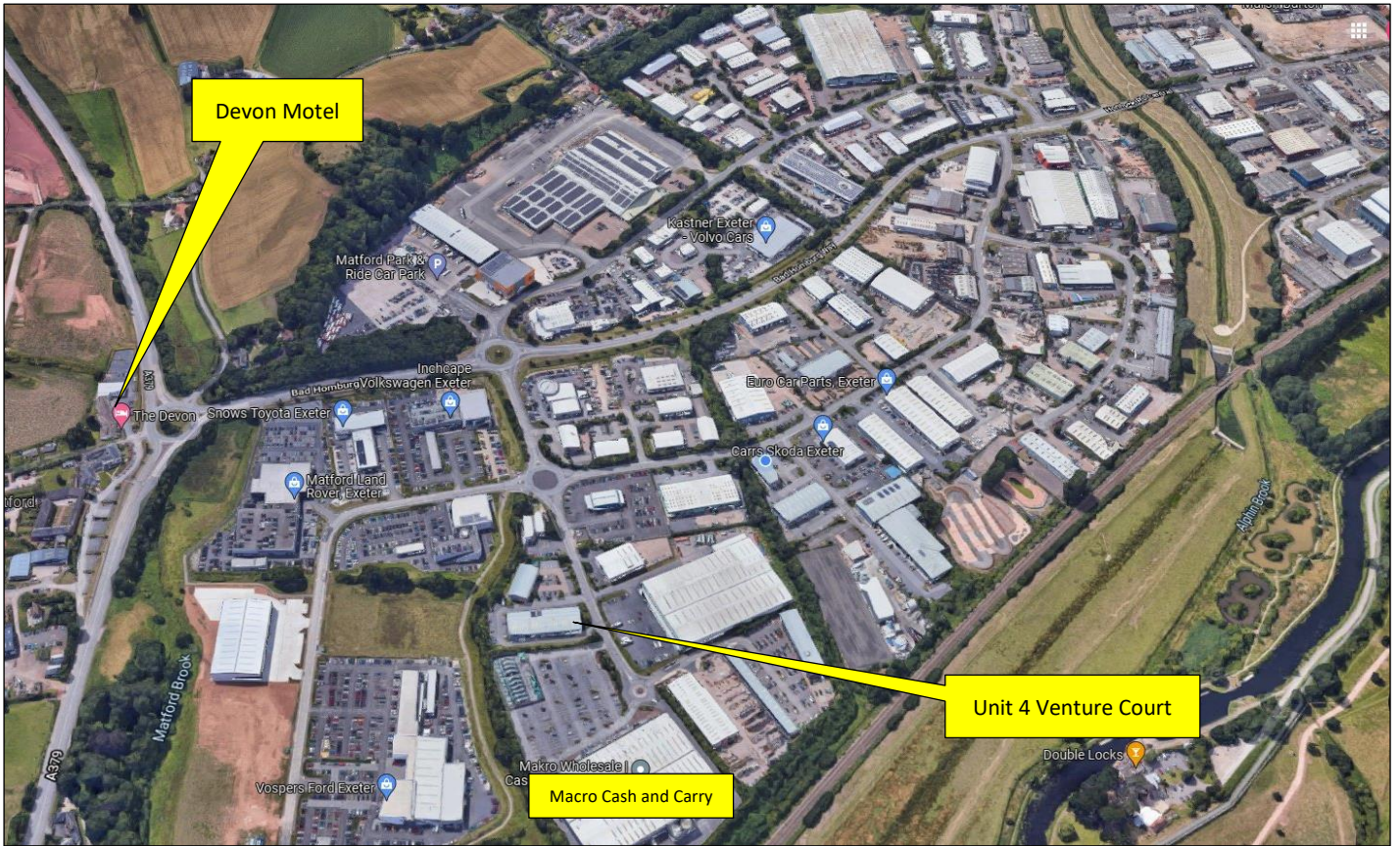
The better the rating and score, the lower your property's carbon emissions are likely to be.



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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.