

TO LET

EDGE OF CITY OFFICE / SHOWROOM PREMISES IN CONVENIENT LOCATION WITH 4 PARKING SPACES

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

**UNIT 9 KINGFISHER COURT
VENNY BRIDGE TRADING ESTATE
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 4 allocated car parking spaces in a convenient edge of City location with ease of access to the M5/ A30. The premises are available for an early occupation.

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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 allocated car parking spaces via double doors to

GROUND FLOOR

Reception Area **7.86m x 2.43m (25'4" x 7'11") max**

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 heaters. Door to



Toilet

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

Office / Meeting Room **3.11m x 2.35m (10'2" x 7'8") max**

Windows to the whole front elevation. Carpeted. Suspended ceiling with integrated spotlights. Glazed panel to reception. Power as fitted.



Store Room **2.33m x 1.29m (7'8" x 4'3") Max**

Useful secure storeroom for

Kitchen / Staff Room **4.61m x 2.32m (15'1" x 7'8") max**

Range of wall and base units with worktop with 2 inset stainless steel sink units. Tiled splashback. Carpeted. Electric wall heater.



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A staircase lead from the ground floor office area up to the....

FIRST FLOOR

Office No 2 9.10m x 4.84m (29'10" x 15'10") max

Open plan office 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. Could be sub divided to form a number of smaller offices if required. Carpeted.



EXTERNALLY

The premises benefit from 3 car parking spaces in the shared courtyard with a further occasional space also available to the far end of the premises.

TENURE AND RENT

The premises are available 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. A 3 months rent deposit will be required.

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.

BUSINESS 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.

VAT

VAT is not currently payable on the annual rent.

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: - D 97

SERVICES

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

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 (0469)



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16/09/2024, 20:15 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
Unit 9, Kingfisher Court Pinhoe Trading Estate Ventry Bridge EXETER EX4 8JN	Energy rating D	Valid until: 2 October 2028 Certificate number: 0190-0638-3619-5391-0006
Property type	B1 Offices and Workshop businesses	
Total floor area	90 square metres	

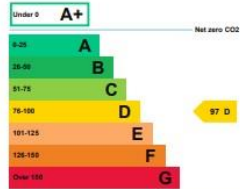
Rules on letting this property

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

Energy rating and score

This property's energy rating is D.

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

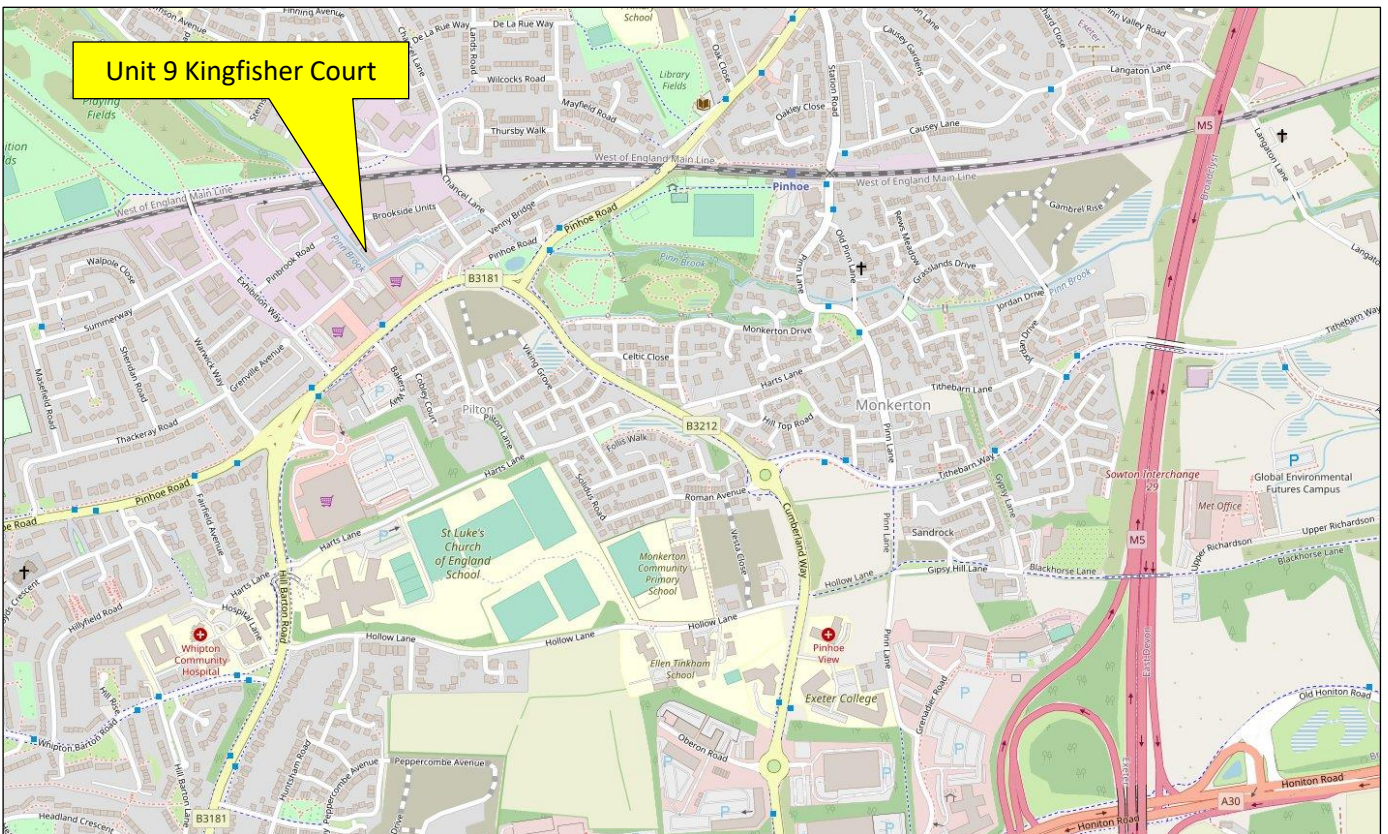
Properties similar to this one could have ratings:

If newly built	27 B
If typical of the existing stock	79 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.