

INDUSTRIAL
OFFICE
RETAIL

TO LET

WELL PRESENTED GROUND FLOOR OFFICE SUITE IN SOUGHT AFTER LOCATION WITH 4 PARKING SPACES

Ground Floor Suite totalling approx. 85 sq.m (915 sq.ft) with 4 Parking spaces

GROUND FLOOR, 4 NORTHLEIGH HOUSE, THORVERTON ROAD, MATFORD PARK, EXETER, DEVON, EX2 8HF



An opportunity to enter into a new lease of this well-located end of terrace Ground Floor Office suite on the popular Matford Business Park. The suite comprises 4 light and airy offices with a well fitted kitchen. To the front are 4 reserved car parking spaces in the landscaped courtyard area. The premises offer access to the City centre and the M5 / A30 and A38 trunk roads plus the new Marsh Barton railway station.

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SITUATION AND DESCRIPTION

These well located premises are situated on the sought after Matford Business Park on the Edge of Exeter City Centre just off of one of the main spine roads leading through the estate. The premises therefore offer access to the City but also to the A30 / M5 and A38 / A380 trunk roads. Exeter is the capital city and county town of Devon and has firmly established its reputation of being the commercial centre of the South West. The city has a population of approximately 130,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has two mainline railway stations plus the Marsh Barton railway station and a modern and vibrant shopping area including the Princesshay Retail centre. Exeter airport is approximately 8 miles distant.

Unit 4 Northleigh House is an end-terraced office building with this suite forming the entire ground floor, with shared access from the front car park via an entrance lobby with glazed entrance door. Northleigh House was constructed in approximately 2006 and is set in a landscaped courtyard on the corner of Silverton Road and Thorverton Road offering good visibility to the main spine road. The premises would suit a variety of potential occupiers and is available by way of a new lease.

ACCOMMODATION

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

GROUND FLOOR

Approached from the parking area via a glazed door into a shared ground floor entrance lobby with stairs to first floor and a private entrance door to the suite with an inner hall leading to

Office 1 **15.95m x 3.71m (19'6" x 12'2") max**
Spacious office with 3 large windows with blinds offering light and airy accommodation. Suspended ceiling incorporating integrated lighting. Carpeted. Ample power points plus a number of floor mounted boxes. Ceiling mounted heating and air con cassette. Carpeted. Entry phone. Security camera.

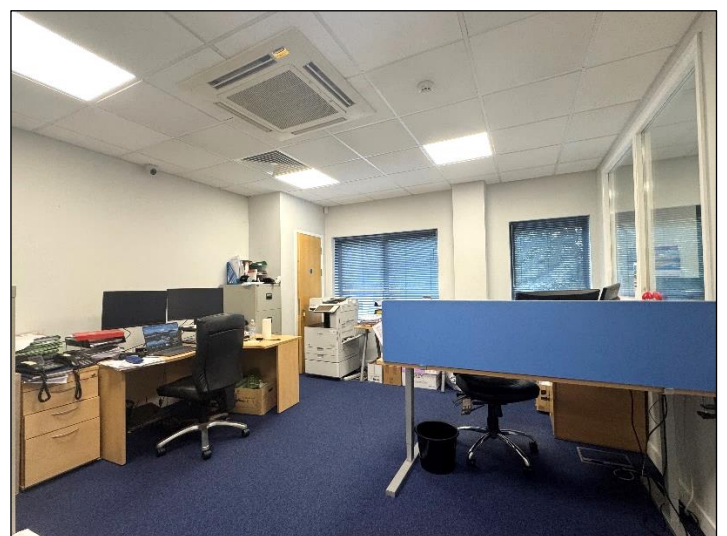


Toilet
Leading off of the Ground Floor entrance lobby is a private Toilet for the suite comprising an accessible toilet with a Low level W/C suite and wash hand basin.

Office 2 / Meeting Room **3.71m x 2.45m (12'2" x 8'2") max**
Window with blinds. Suspended ceiling. Lighting and power as fitted. Partition could be removed if not required.



Rear Office 3 **4.92m x 4.39m (16'2" x 14'5") max**
2 windows to the rear with blinds. Suspended ceiling incorporating integrated lighting. Carpeted. Ample power points plus a number of floor mounted boxes. Ceiling mounted heating and air con cassette. Carpeted. Entry phone. Security camera.



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Office 4

3.78m x 3.46m (12'5" x 11'4") max

2 windows to the side and rear with blinds. Suspended ceiling incorporating integrated lighting. Carpeted. Ample power points plus a number of floor mounted boxes. Carpeted. Part glazed screen to Office 3 which could be removed if not required.



Kitchen

2.46m x 1.65m (8'1" x 5'5") max

Well fitted with range of wall and base units with worktop and inset stainless steel sink unit with single drainer, and integrated fridge and dishwasher. Under pelmet lighting with acrylic splashback. Vinyl flooring. Spacious understairs storage.



EXTERNALLY

To the front of the building is a landscaped and paved car parking area with 4 reserved and allocated car parking spaces available for this suite.



RENT

A rent of £11,950 pax plus VAT is sought for this well-located end of terrace ground floor office suite with the advantage of 4 allocated car parking spaces in the courtyard to the front. The rent will be payable quarterly in advance. A 3 months rent deposit will be required to be held for the duration of the term.

LEASE

The premises are available by way of a new 6 year effective FRI lease by way of service charge with an upwards only rent review at the end of the third year. A tenant only break clause at the mid-way point is also available if required by providing 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the landlord and tenant act.

BUSINESS RATES

Rateable Value:- £11,750 2023 Valuation

We understand that a Business Rates reduction of up to 100% may be available for qualifying businesses under the Small Business Rate Relief scheme. To see if you or the premises qualify for this discount please contact the Business Rates department at Exeter City Council. (01392 277888)

SERVICE CHARGE

An Estate service charge is payable of approximately £600 per annum. In addition the tenants will contribute towards the cost of the water and electricity, including the heating and cooling. Full details are available on request.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the Landlords legal and administration costs in the setting up of the new lease.

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ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the premises and is attached below and available to download from the web site. Rating : C61

AGENTS NOTE

Under the terms of the Estate Agents Act we confirm that a director of Noon Roberts Ltd has a personal interest in this property.

VAT

The rent and service charge are plus VAT.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0820)



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Energy performance certificate (EPC)

FIRST FLOOR OFFICES 4 Northleigh House Thorverton Road EXETER EX2 8HF	Energy rating C	Valid until: 20 December 2028 Certificate number: 0112-0238-1579-5992-6092
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Property type B1 Offices and Workshop businesses

Total floor area 95 square metres

Rules on letting this property

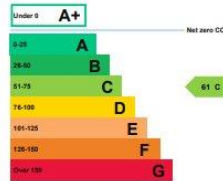
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

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

26 B

If typical of the existing stock

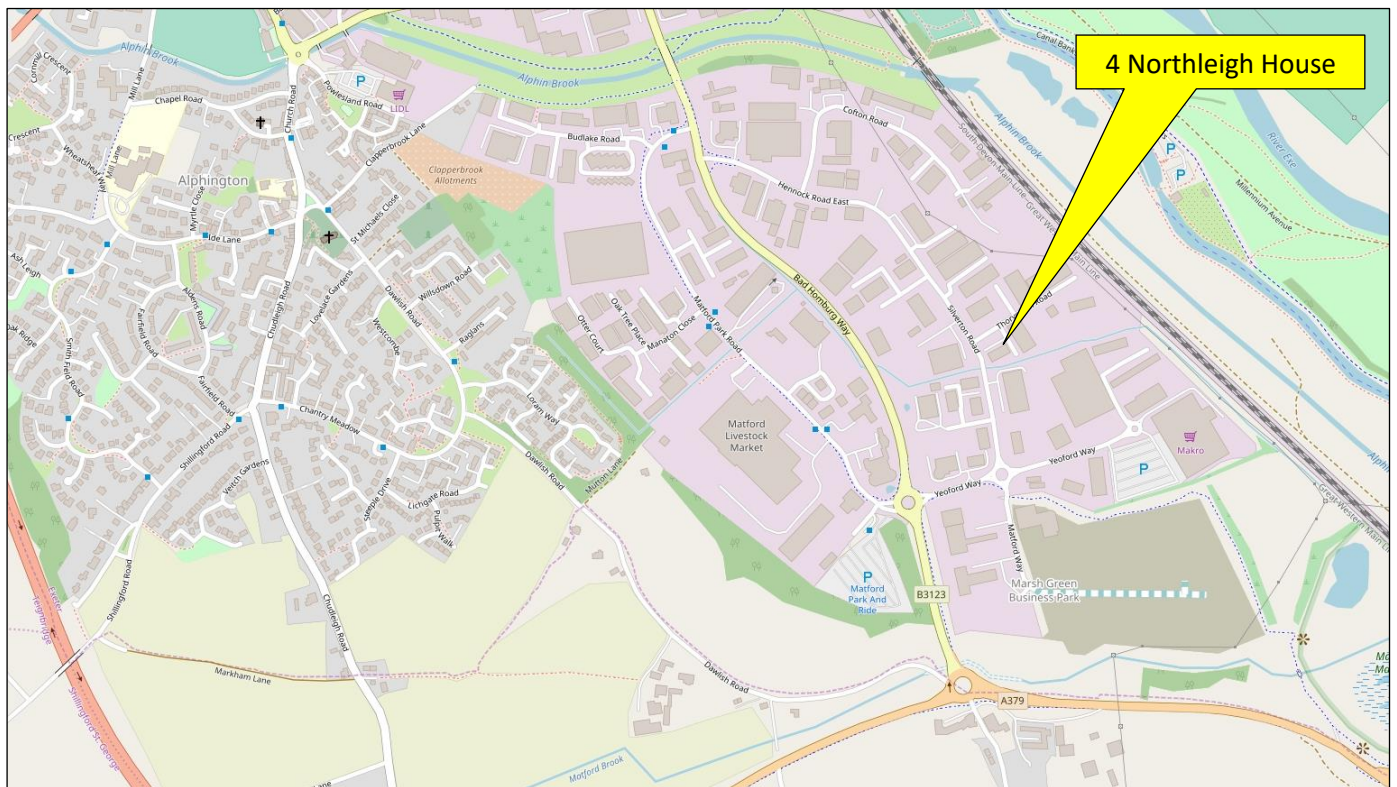
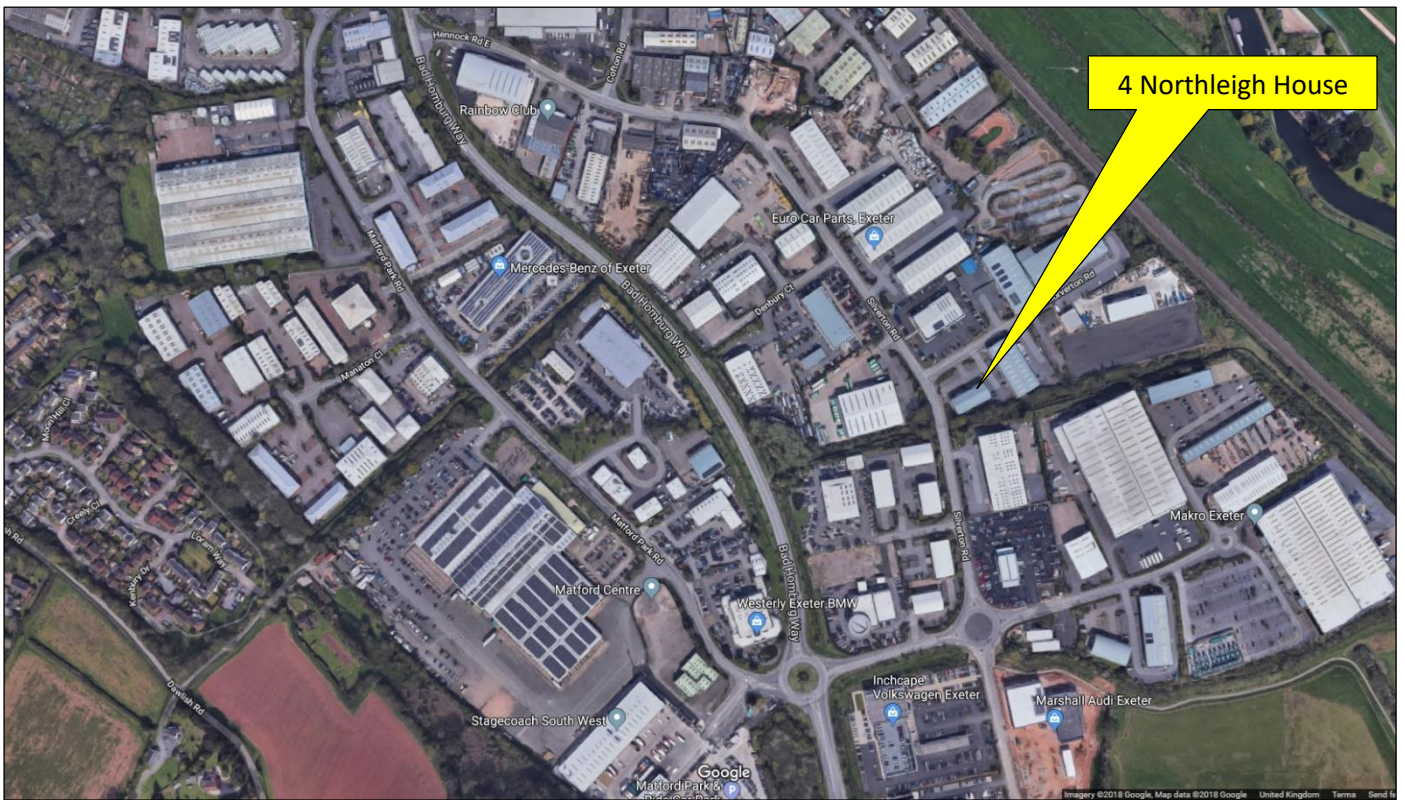
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances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