

FOR SALE

MODERN INDUSTRIAL / OFFICE PREMISES ON SOUGHT AFTER EXETER BUSINESS PARK WITH 6 PARKING SPACES

Ground Floor Storage / Production space of 111 sq.m (1,194 sq.ft) plus 1st Floor Production and Offices of 106 sq.m (1,141 sq.ft) so totalling 217 sq.m (2,335 sq.ft)

**13 OAK TREE PLACE, MANATON CLOSE,
MATFORD BUSINESS PARK, EXETER,
DEVON, EX2 8WA**



An opportunity to purchase the remainder of a long lease of these self-contained 2 storey office and storage premises with 6 reserved car parking spaces on the sought after Matford Business Park on the edge of Exeter. The premises offer easy access to the City centre and the M5 / A30 and A38 trunk roads, and are suitable for a variety of potential users including manufacturing, a showroom or a trade counter.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

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 the main spine road leading through the estate. The premises therefore offer excellent 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 a recently completed station at Marsh Barton within easy walking distance, plus a vibrant city centre and shopping area including the Princesshay Retail centre. Exeter airport is approximately 8 miles distant with regular national and international flights

Unit 13 Oak Tree Place is currently arranged as light manufacture on ground and first floors, together with 3 well fitted offices. The premises has suspended ceilings throughout with LED lighting plus a gas fired central heating system plus Solar panels. The premises are therefore suitable for a variety of potential uses including as a showroom, for E commerce, a Trade Counter or a mixed use as now of offices and light manufacture, benefitting from its convenient location on the edge of the City and 6 allocated car parking spaces.

ACCOMMODATION

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

GROUND FLOOR

Entrance Lobby

Double glazed doors into an entrance lobby with a further pair of glazed doors into the

Workshop / Store **13.42m x 8.26m (44'0" x 27'1") max**

Suspended ceiling with integrated LED lighting. Vinyl flooring throughout. Radiators as fitted. Power as fitted. Stairs to first floor. Door to



Showroom

3.92m x 3.43m (12'10" x 11'3") max

Windows to front. Vinyl floor. Suspended ceiling with LED lighting. Slat boarding to 2 walls. Radiator. Power as fitted.



Toilet

Low level WC suite and wash hand basin.

Toilet

Low level WC suite with wash hand basin.

Stairs from the ground floor to

FIRST FLOOR

Landing with door to

Office No 1

3.98m x 3.425m (13'0" x 11'3") max

Windows to the front elevation. Radiator. Vinyl flooring. Suspended ceiling with LED panels. Power as fitted.

Office No 2

4.17m x 3.21m (13'8" x 10'6") max

Window to front. Vinyl flooring. Strip lighting and power as fitted. Glazed panel to office 1.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Production / Storage area 10.26m x 8.29m (33'8" x 27'2") max
Currently arranged as storage plus a partitioned production area which could be removed if not required. Power and LED lighting as fitted.



Kitchen

Located to the rear of the first floor storage area with a range of base units with worktop and inset stainless steel sink unit with single drainer. . Space for fridge under. Windows to rear. Suspended ceiling with integrated LED panels. Vinyl floor.

EXTERNALLY

The property benefits from 4 reserved car parking spaces.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained for the premises. A summary is below with the full version available to download from the web site. The rating is: - C 52

PRICE OR LEASE

Offers are invited in excess of £255,000 plus VAT for the remainder of the 125 year long leasehold interest (expires 31st January 2114) subject to a fixed peppercorn ground rent. A service charge is levied on each of the units on the estate for the costs on maintaining the landscaping and common areas of the Estate

BUSINESS RATES

Rateable Value £8,500 (2023 Valuation List)

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 relief please contact Exeter City Council Business Rates Department for further details. (01392 277888)

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises. The solar panels offer subsidised electricity plus a Feed in Tariff payment.

LEGAL COSTS

Each party are to be responsible for their own legal costs involved with this transaction.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0821)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

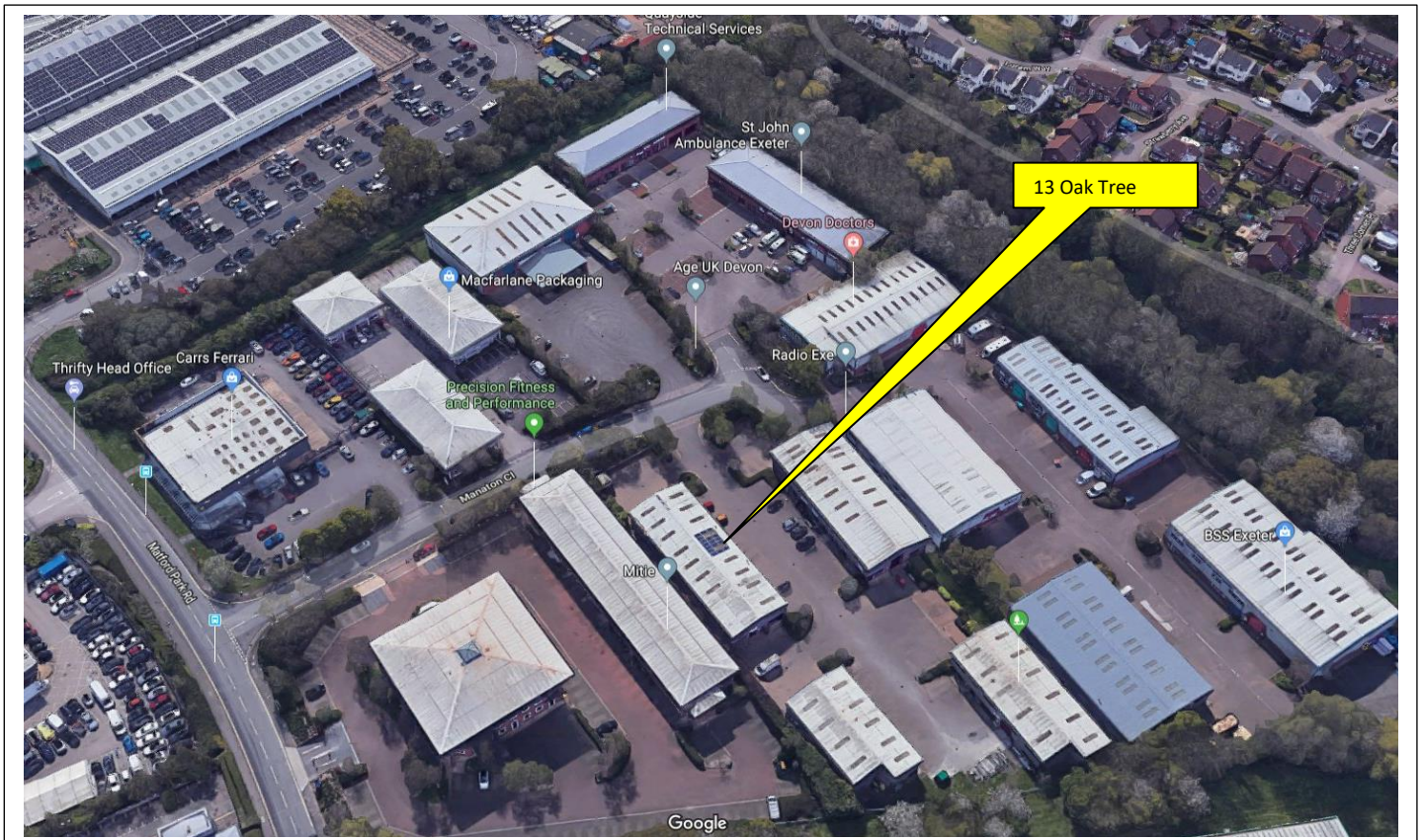
Web. www.noonroberts.co.uk



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Noon Roberts
4 Northleigh House
Thorverton Road, Matford,
Exeter, Devon, EX2 8HF

Contact us
M. 07831 273148
E. tn@noonroberts.co.uk
W. noonroberts.co.uk

Tel: 01392 691007

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

28/10/2024, 22:38

Energy performance certificate (EPC) – Find an energy certificate – GOV.UK

Energy performance certificate (EPC)

Unit 13, Oaktree Place Matford Business Park Marsh Barton Trading Estate EXETER EX2 8WA	Energy rating	Valid until: 2 October 2034
	C	Certificate number: 1740-7281-4412-3617-2205

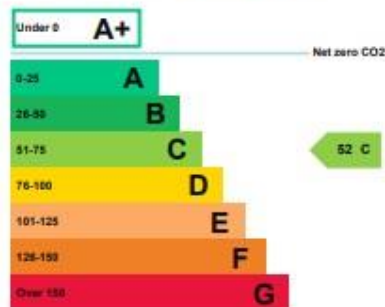
Property type	Retail/Financial and Professional Services
Total floor area	223 square metres

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	5 A
If typical of the existing stock	19 A

<https://find-energy-certificate.service.gov.uk/energy-certificate/1740-7281-4412-3617-2205?print=true>

1/2