

# TO LET

## HIGH QUALITY SELF CONTAINED OFFICE BUILDING IN RURAL LOCATION WITH CAR PARKING

Detached Office / Production Building of approximately 140 sq.m (1,507 sq.ft)  
Ample Car Parking area for up to 20 cars to the front of the premises

**OFFICE BUILDING, GREAT MATRIDGE, CULVER,  
LONGDOWN, EXETER, DEVON, EX6 7BE**



A unique opportunity to acquire a new lease of this detached office building in a rural yet convenient location with a substantial car park capable of accommodating up to 20 cars. The building is on the outskirts of Exeter on the B3212 between the villages of Longdown and Dunsford, and just 4 ½ miles from Exeter and 6 ½ miles from the A30 Dual Carriageway with easy access to the M5, A38 or A380.

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#### SITUATION AND DESCRIPTION

The Culver Estate straddles the B3212 Exeter to Moretonhampstead Road, between the villages of Longdown and Dunsford, approximately 4½ miles to the east of Exeter, and just 6½ miles from the Junction 31 of the M5 via the A30 dual carriageway. The Culver Estate is some 2 miles from the edge of the Dartmoor National Park, with the office of Great Matridge being situated in a picturesque valley surrounded by the mature Parkland of the Estate and wooded hills beyond.

Great Matridge is a former barn which was renovated, extended and converted to offices in 1999. The unit now offers character space which is well suited to modern office needs with ample windows and rooflights making the offices light and bright, with some outstanding views. The space comprises two good-sized office rooms on the ground floor and one further large office on the first floor, plus kitchen, staff room, server room with spacious lobby and landing areas. Features include double glazed windows and doors, dado-level trunking incorporating ample power and Cat-5 network sockets, fitted carpets, slimline category-2 lights and further spot lighting, security alarm and oil-fired central heating. To the front of the office there is a large area for the tenant's exclusive parking. There is also an adjacent shed (circa 4m x 2.5m) for external storage if required.

This office is available on flexible terms making it easy for smaller occupiers to be clear on their annual costs in advance. The premises would suit a variety of potential occupiers seeking economical offices on flexible terms in a convenient but attractive setting.

#### ACCOMMODATION

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

##### Entrance Lobby

Part glazed door into reception area with window. Radiator. Stairs leading to first floor and doors to

**Storage Cupboard**                      **2.02m x 1.45m (6'8" x 4'9") max**  
Walk-in storage cupboard. Shelving as fitted.

**Office No 1**                                      **7.33m x 4.44m (24'0" x 14'7") max**  
3 windows. 4 radiators. Part glazed door. Strip lighting. Power as fitted in dado trunking to 3 walls. Attractive beamed ceiling. Carpeted.



**Office No 2**                                      **7.11m x 4.66m (23'4" x 15'3") max**  
Full height glazed window to courtyard. 3 roof lights and high level window. Dado trunking to 3 walls with power as fitted. Carpeted. Feature beamed ceiling into Apex. Strip lighting and spot lights.



**Staff Area**                                      **3.55m x 3.52m (11'8" x 11'6") max**  
Full height glazing to one wall with pair of glazed doors on to garden and outside seating area. Radiator. Trunking and power to one wall. Feature ceiling beams.

**Ladies / Disabled Toilet**  
Low level WC Suite with wash hand basin. Radiator.

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

**Kitchen**    **3.42m x 1.63m (11'3" x 5'4") max**  
Stainless steel sink unit inset into worktop with cupboards and drawers below and cupboards above. Tiled splashback. Space for fridge. Electric water heater.

**FIRST FLOOR**  
Stairs from Ground Floor with landing. 2 roof lights. Spot lights. Power as fitted. Radiator. Door leading to ....

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**Server Room** 2.06m x 1.49m (6'9" x 4'10") max  
Roof light. Radiator. Server cabinet with patch panel.

**Office No 3** 7.25m x 4.70m (23'9" x 15'5") max  
Lovely light and airy room. Large window to the far wall with 4 roof lights. Strip lighting and spots as fitted. 4 Radiators. Trunking to 3 walls with power as fitted. Carpeted.



**EXTERNALLY**  
To the front of the premises is a large private forecourt area with car parking for up to 20 cars.

**RENT**  
A rent of £15,950 pax is sought for this spacious and detached self-contained office building. The building benefits from not having a service charge, with the Landlord just recharging for the building's insurance. A personal guarantee or a 3 month rent deposit will be required for the duration of the term.

#### 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 only. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

#### VAT

VAT is payable on the rent.

#### RATES

Rateable Value: - £ 12,250 (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 a discount please contact Teignbridge District Council (01626 361101)

#### SERVICES

We understand that mains electricity, water and drainage are available to the office suite, with heating via an Oil fired central heating system.

#### BROADBAND

We understand that the area benefits from a Cloud Wireless service offering broadband of up to 60 MBPS. Further details can be provided on request.

#### 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 summary is shown below, the full version is available to download from the web site. The rating is: D 98

#### VIEWING

Strictly by prior appointment only with the sole agents for the attention of Tony Noon (07831 273148) Ref (0265)



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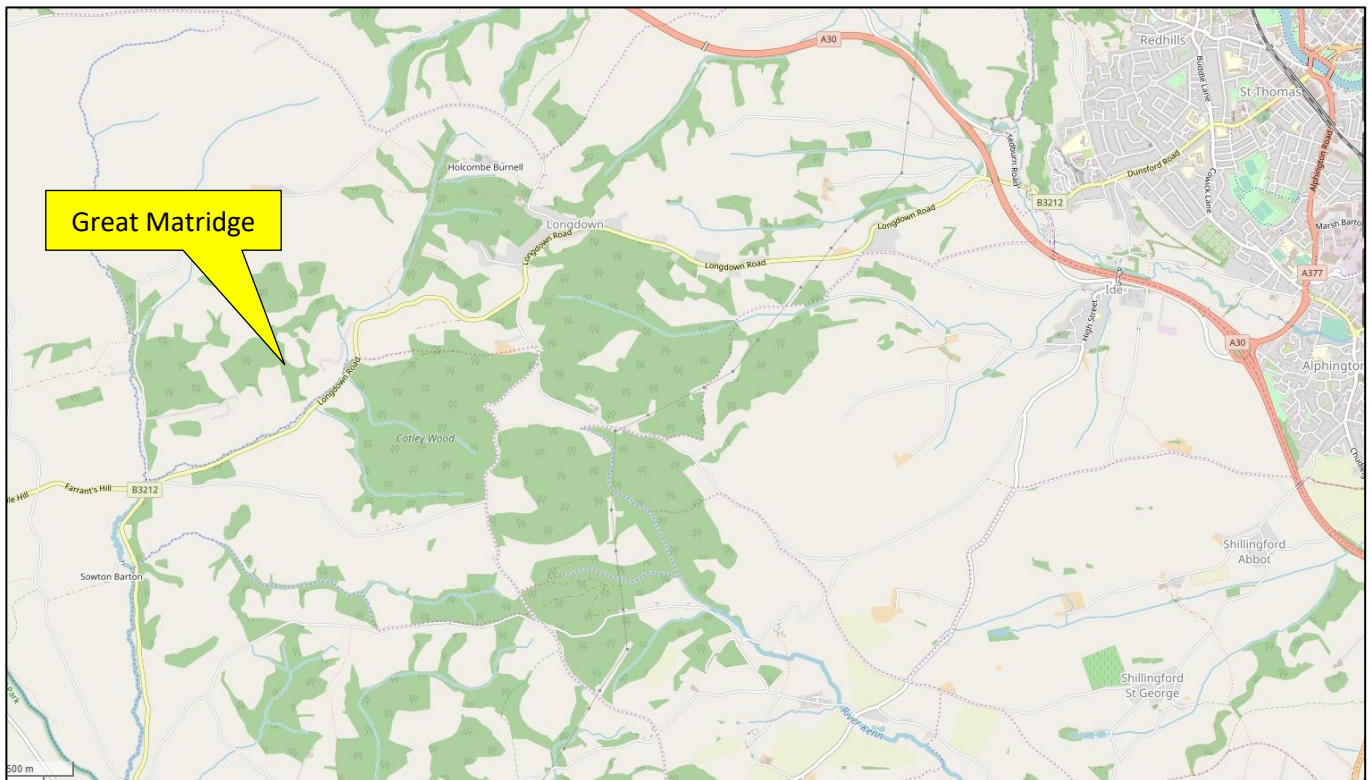
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## Energy performance certificate (EPC)

Great Matridge Longdown Exeter EX6 7BE	Energy rating	Valid until: 26 February 2033
	<b>D</b>	Certificate number: 2059-3832-2673-0807-4091

Property type	Retail/Financial and Professional Services
Total floor area	148 square metres

### Rules on letting this property

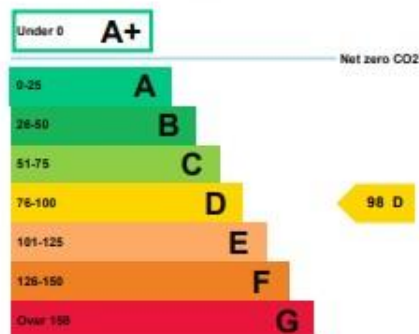
Properties can be let if they have an energy rating from A+ to E.

### 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	18 A
If typical of the existing stock	72 C