

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## MODERN BUSINESS PREMISES ON SOUGHT AFTER EXETER BUSINESS PARK WITH 4 PARKING SPACES

Ground and First Floor totalling 161 sq.m (1,730 sq.ft) with Ample parking

**3 MANATON COURT, MANATON CLOSE,  
MATFORD BUSINESS PARK, EXETER  
DEVON, EX2 8PF**



This is a modern purpose built Business Unit arranged on Ground and First floors with 4 allocated car parking spaces and located on the popular Matford Business Park on the edge of Exeter with easy access to both the City centre and the M5 / A30 and A38 trunk roads. The premises are suitable for a variety of potential users including offices, showroom, consulting rooms, laboratory or for a training centre.

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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 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 3 Manaton Court is currently arranged as Offices on ground and first floors, with the added benefit of a loading door into the ground floor making this very flexible space. The premises offer a mix of open plan offices and smaller cellular offices although the first floor is currently divided by means of non-structural walls to form 4 offices and a store room but could be opened up to an open plan format if required. The building also benefits from 4 allocated car parking spaces. 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 to include an element of light manufacture / assembly benefitting from its convenient location on the edge of the City with parking.

#### ACCOMMODATION

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

#### GROUND FLOOR

**Entrance Lobby** **5.78m x 2.22m (0'6" x 7'3") max**  
Glazed door with glazed side panel. Stairs to first floor. Door to Electric wall heater .....

**Office / Store No 1** **11.38m x 5.01m (37'4" x 16'5") max**  
Useful and flexible room with window to far wall and up and over part glazed loading door to the front. Suspended ceiling with integrated lighting. Carpeted. Electric wall heaters. Doors to .....



**Office No 2** **4.08m x 3.03m (13'4" x 9'11") max**  
Glazed and glazed door to Office No 1. Carpeted. Suspended ceiling with integrated strip lighting. Power in skirting trunking. Electric wall heater.

#### Toilet

Low level WC suite and wash hand basin. Electric over sink water heater. Tiled splashback. Vinyl floor.

#### FIRST FLOOR

Staircase rising from reception area to a Landing with doors to .....

**Office No 3** **7.35m x 3.15m (24'1" x 10'4") max**  
Windows to one elevation. Carpeted. Suspended ceiling with integrated strip lighting. Power in skirting trunking. Electric wall heater.



**Office No 4** **5.01m x 4.34m (16'5" x 14'3") max**  
Window. Carpeted. Suspended ceiling with integrated strip lighting. Power in skirting trunking. Electric wall heater.

**Office No 5** **6.39m x 3.59m (20'11" x 11'9") max**  
Window. Carpeted. Suspended ceiling with integrated strip lighting. Power in skirting trunking. Electric wall heater.

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**Office No 6**                      **3.70m x 3.38m (12'2" x 11'1") max**  
Window. Carpeted. Suspended ceiling with integrated strip  
lighting. Power in skirting trunking. Electric wall heater.

#### **Kitchen Area**

Range of wall and base units with worktop and inset stainless steel  
sink and single drainer. Space for under counter fridge.  
Suspended ceiling with integrated strip lighting. Power as fitted.

#### **Toilet**

WC cubicle. Wash basin with over sink water heater. 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: - E 110

#### **SERVICES**

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

#### **SERVICE CHARGE**

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 plus window cleaning and management of the estate. The  
charge for current year is £2,182 per annum.

The tenants will also be required to reimburse the landlords for  
the building insurance premium which is £633 for the current  
year.



#### **LEASE**

A new 6 year lease is available with an upwards only rent review  
at the end of the third year and a tenant only break clause if  
required. Alternatively a shorter lease of 12 or 24 months could  
also be available subject to revised terms, full details on request

#### **RENT**

A rent of £18,000 per annum plus VAT is sought for a 3 or 6 year  
lease. A shorter lease with greater flexibility may also be available,  
the agents will be pleased to structure a proposal.

#### **VAT**

VAT is payable on the rent and service charge.

#### **BUSINESS RATES**

Rateable Value    £15,000                      (2023 Valuation List)

For further information on the Business Rates payable please  
contact Exeter City Council Business Rates Department.  
(01392 277888)

#### **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 joint sole agents, for  
the attention of Tony Noon (07831 273148)                      Ref (0845)



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27/02/2025, 12:20 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
3 Manton Court Mantford Business Park, Marsh Barton Trading Estate EPC Ref: EPC 100	Energy rating <b>E</b>	Valid until: 11 March 2029 Certificate number: 0630-9131-3089-3982-6002

Property type: B1 Offices and Workshop businesses  
Total floor area: 181 square metres

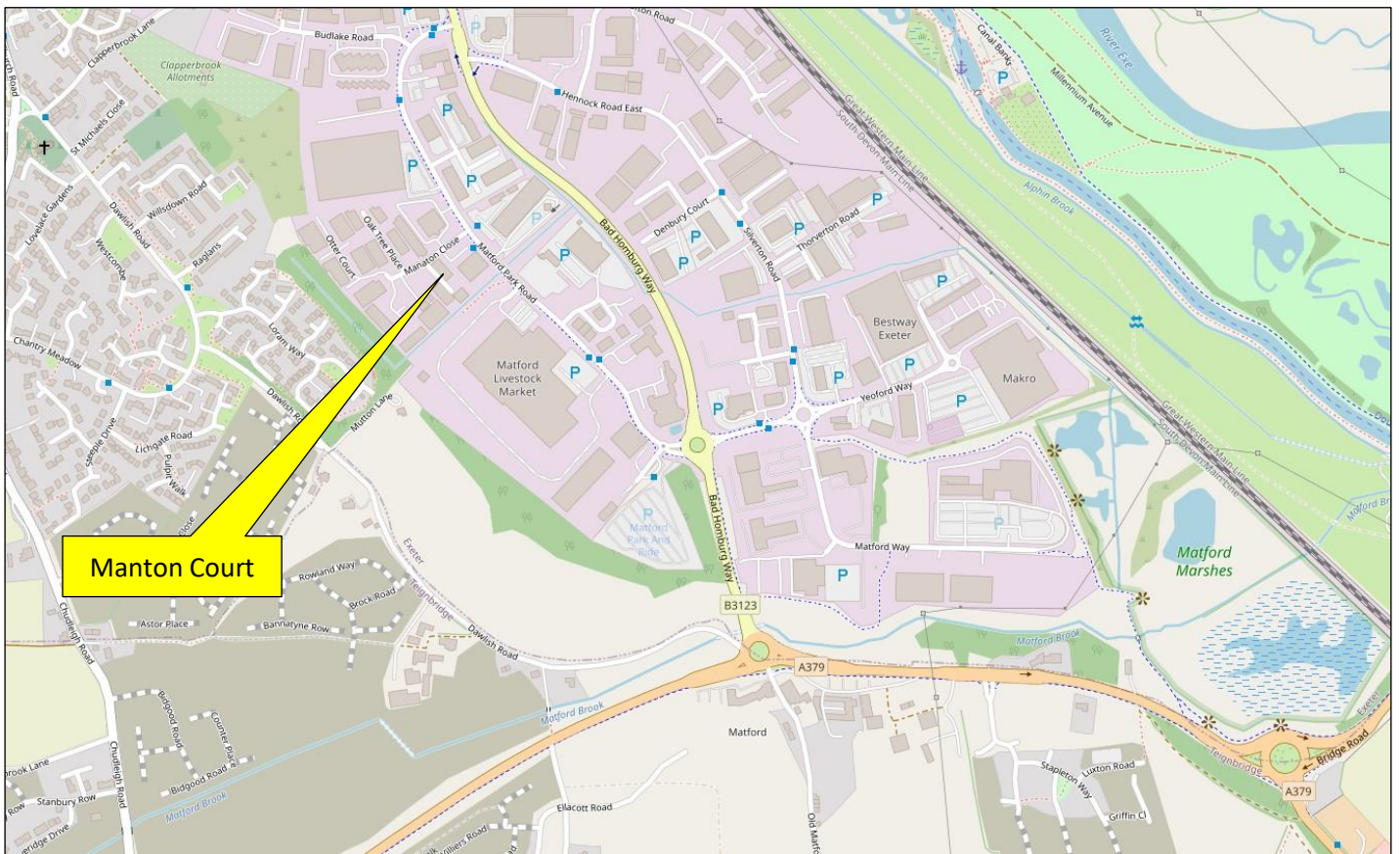
**Rules on letting this property**  
Properties can be let if they have an energy rating from A+ to E.

**Energy rating and score**  
This property's energy rating is E.

A+	1-10
A	11-15
B	16-20
C	21-25
D	26-30
E	31-35
F	36-40
G	41-45

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.

<https://find-energy-certificate.service.gov.uk/energy-certificate/0630-9131-3089-3982-6002/print-view>



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.