

INDUSTRIAL  
OFFICE  
RETAIL

# TO LET

## MODERN OFFICE PREMISES ON SOUGHT AFTER EXETER BUSINESS PARK WITH 5 PARKING SPACES

Ground and First Floor Offices of 160 sq.m (1,720 sq.ft) with Ample parking

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



This is a modern purpose built Office building on Ground and First floors with 5 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.

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 8 Manaton Court is currently arranged as Offices on ground and first floors, with large windows offering excellent natural light into many of the rooms. The premises offer a mix of open plan offices and smaller cellular offices offering flexible accommodation. The building also benefits from 5 allocated car parking spaces with their location enabling additional cars to be parked in front. 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 including 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** **3.27m x 2.22m (10'6" x 7'3") max**  
Glazed door with glazed side panel. Stairs to first floor. Door to understairs cupboard Door to .....

**Office No 1** **11.38m x 5.04m (37'4" x 16'6") max**  
Suspended ceiling with integrated LED lighting. Ceiling mounted Aircon cassette. Carpeted. Full height corner windows to 2 elevations. Electric wall heaters. Doors to .....



#### Kitchen / Staff Room

Range of base units with worktop and inset stainless steel sink and single drainer and electric over sink water heater. Space for under counter fridge. Vinyl flooring. Window to rear. Ample space for table and chairs. Suspended ceiling with integrated strip lighting. Power as fitted.

#### Toilet

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

#### FIRST FLOOR

Feature open staircase rising from the reception area to a Landing with doors to .....

**Office No 2** **7.33m x 3.35m (24'0" x 11'0") max**  
L shaped office with windows to one full elevation at the front. Carpeted. Suspended ceiling with integrated strip lighting and ceiling mounted Aircon Cassette. Power in skirting trunking. Electric wall heater.



**Office No 3** **3.99m x 3.43m (13'1" x 11'3") max**  
Windows. Carpeted. Suspended ceiling with integrated strip lighting and ceiling mounted Aircon Cassette. Power in skirting trunking. Electric wall heater.

#### Toilet

WC cubicle. Wash basin with over sink water heater. Vinyl floor.

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#### EXTERNALLY

The property benefits from 5 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 115

#### 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 £16,000 (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 (0846)



Tel. 01392 691007

Mob. 07831 273148

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M. 07831 273148

E. tn@noonroberts.co.uk



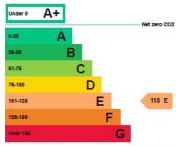
27/02/2025, 12:23 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)		
3 MANTON COURT MANTON CLOSE SE18 3PF EXE 3PF	Energy rating <b>E</b>	Valid until: 26 May 2031 Certificate number: 3420-2103-0133-0023-1913

Property type: A1/A2 Retail and Financial/Professional services  
Total floor area: 186 square metres

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

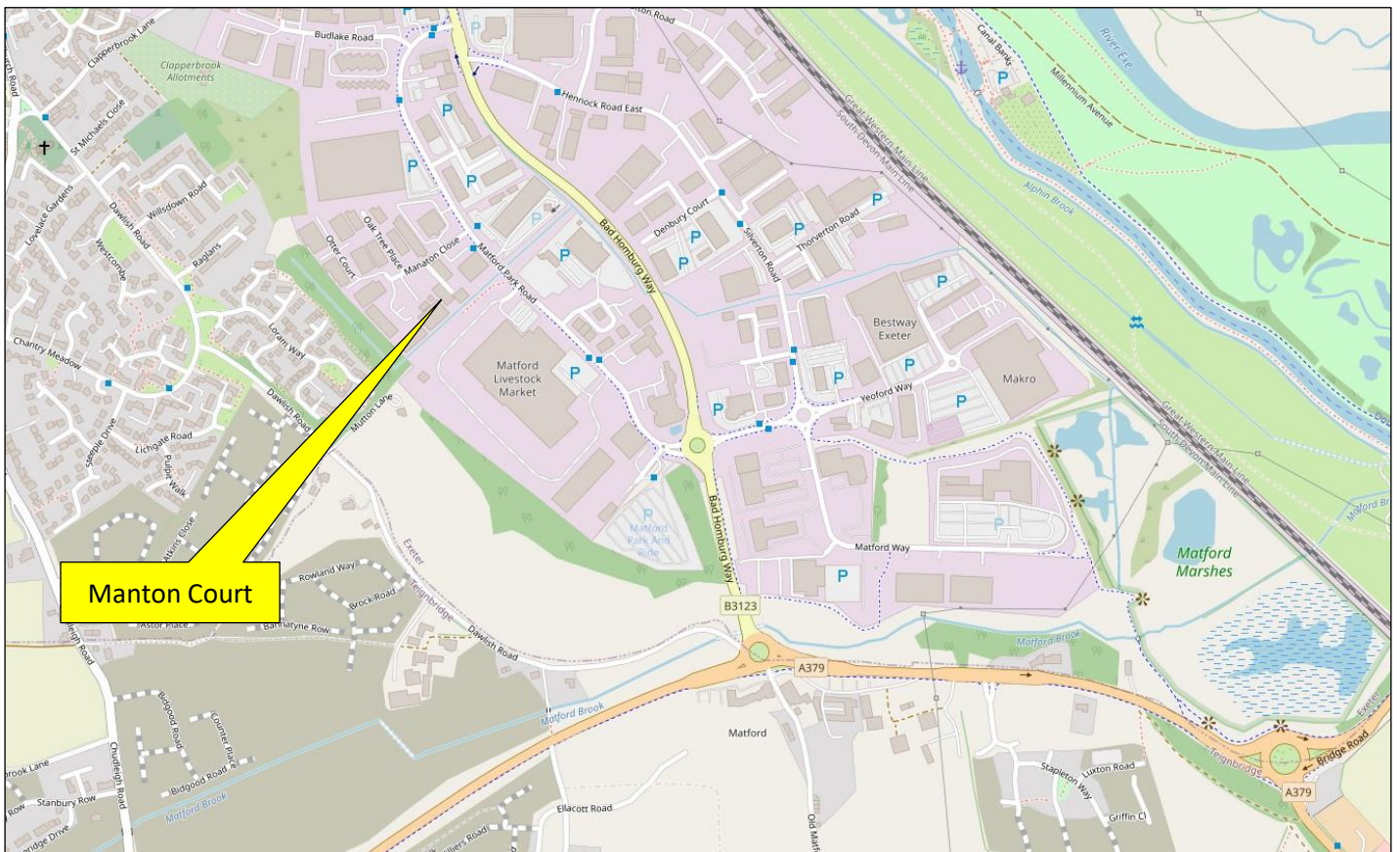
**Energy rating and score**  
This property's energy rating is E.  
Properties get a rating from A+ (best) to G (worst) and a score.  
The better the rating and score, the lower your property's carbon emissions are likely to be.



**How this property compares to others**  
Properties similar to this one could have ratings:

If newly built	28 B
If typical of the existing stock	82 D

<https://www.energy-certificateservice.gov.uk/energy-certificates/3420-2103-0133-0023-1913/html#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.