

TO LET

GROUND FLOOR OFFICE PREMISES ON SOUGHT AFTER EXETER BUSINESS PARK WITH ALLOCATED PARKING

Ground Floor totalling 69 sq.m (746 sq.ft) with 2 parking spaces

**GROUND FLOOR, 2A MANATON COURT, MANATON CLOSE,
MATFORD BUSINESS PARK, EXETER, DEVON, EX2 8PF**



This is a modern purpose built self contained Business Unit is arranged on the Ground floor with 2 allocated car parking spaces, and is 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 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 2a Manaton Court is arranged as 3 Offices on ground floor of this 2 storey building, with the benefit of 2 allocated car parking spaces in the front courtyard. The premises offer 3 spacious offices with a kitchen area and accessible toilet. The premises are therefore suitable for a variety of potential uses including as Offices, a showroom for E commerce, a Trade Counter or for a medical use 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

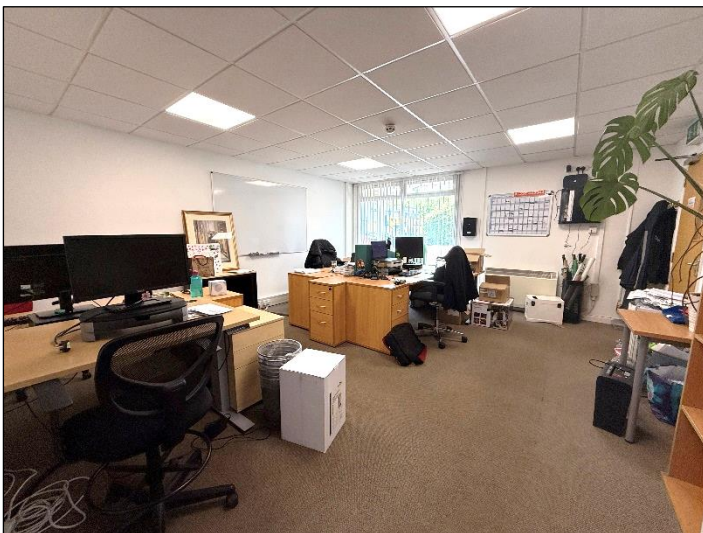
Entrance Lobby

Glazed door with glazed side panel. Door to

Office No 1

5.96m x 5.01m (19'7" x 16'5") max

Large window to the front with fitted blind. Carpeted. Night store heater. Suspended ceiling with integrated LED lighting. Power as fitted. Door to



Office No 2

5.33m x 4.15m (17'6" x 13'7") max

Glazed door to rear. Carpeted. Suspended ceiling with integrated LED lighting. Kitchen area with range of wall and base units with worktop with inset stainless steel sink unit with single drainer. Space for fridge. Night store heater.

Toilet (Accessible)

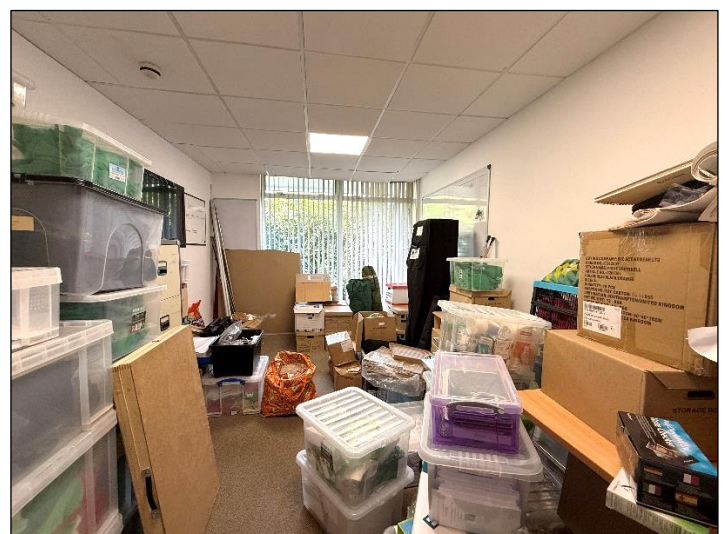
WC suite and wash hand basin. Altro flooring.



Office No 3

7.35m x 3.15m (24'1" x 10'4") max

Windows to the rear elevation offering good natural light. Carpeted. Suspended ceiling with integrated LED lighting. Power as fitted. Night store heater.



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EXTERNALLY

The property benefits from 2 allocated 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:

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 £1,226 per annum.

The tenants will also be required to reimburse the landlords for the building insurance premium.

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 £9,000 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 £7,600 (2023 Valuation List)

We understand that qualifying businesses could benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount, please contact Exeter City Council on 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 (0873)



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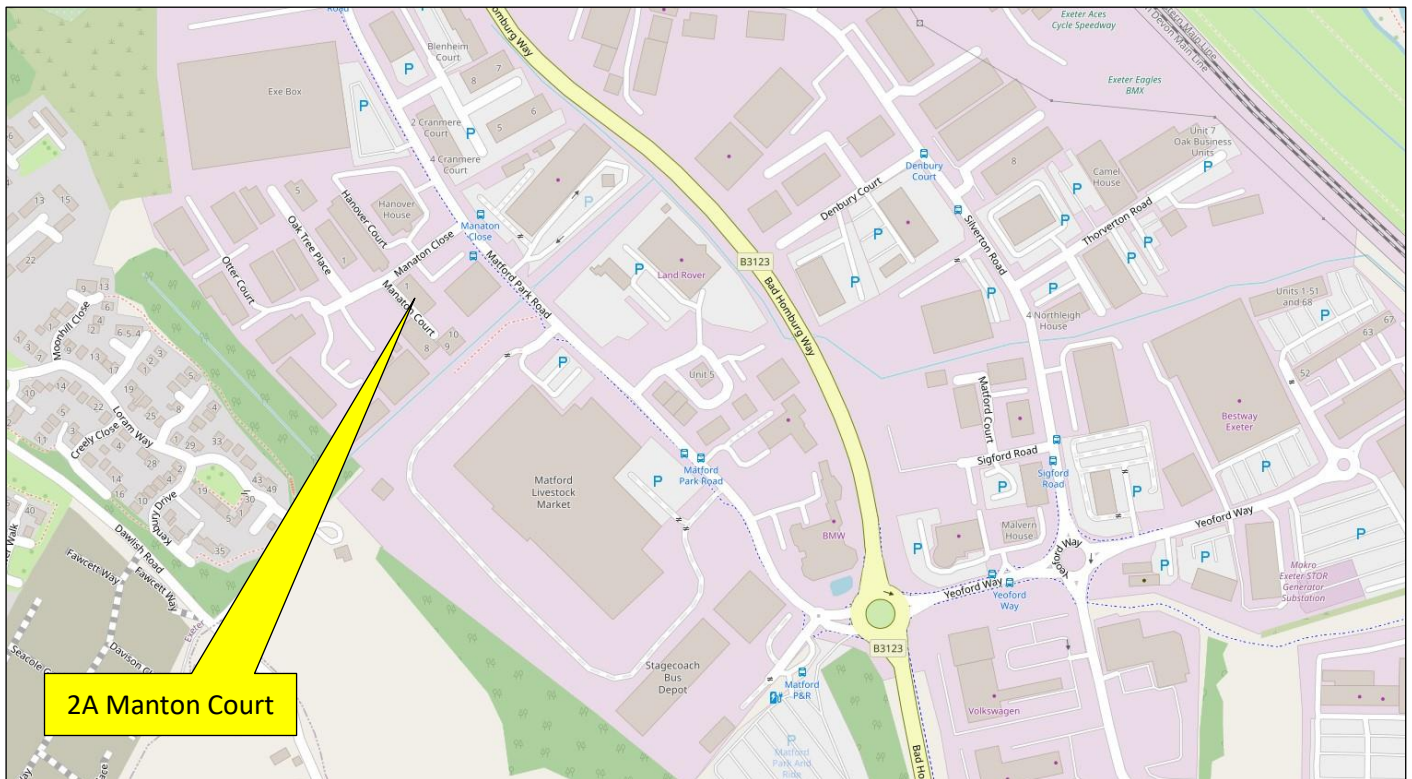
Web. www.noonroberts.co.uk

Awaiting EPC

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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.