

TO LET

WORKSHOP / SHOWROOM / OFFICE PREMISES IN CONVENIENT LOCATION WITH CAR PARKING

Approximately 102 sq.m (1,102 sq.ft) on Ground and First Floors

**UNIT 7 KINGFISHER COURT, VENNY BRIDGE TRADING ESTATE,
PINHOE, EXETER, DEVON, EX4 8JN**



This provides an opportunity to take a new flexible lease on these conveniently located 2 storey self-contained Workshop / Showroom / Office premises with 2 allocated car parking spaces in a convenient edge of City location. The premises comprise a ground floor workshop / store with a reception area, plus 2 offices on the first floor. The premises are available for an early occupation if required.

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SITUATION AND DESCRIPTION

The premises are located within Kingfisher Court, a development of Industrial and office units converted in the late 1980's. Pinhoe is to the West of the City, within easy access of the City centre and the M5 motorway (junction 29). The estate has a varied mix of users including industrial, warehousing, trade counter and office, with these premises suiting an office or possible showroom use. Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line and is within walking distance of the central shopping area including the recently opened Princesshay development. Exeter airport is approximately 4 miles distant.

ACCOMMODATION

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

Workshop

10.35m x 6.39m (33'11" x 20'11") max

Accessed from a pedestrian door plus adjoining roller shutter door off a raised loading bay. Suspended ceiling with new integrated LED lighting. Vinyl floor.

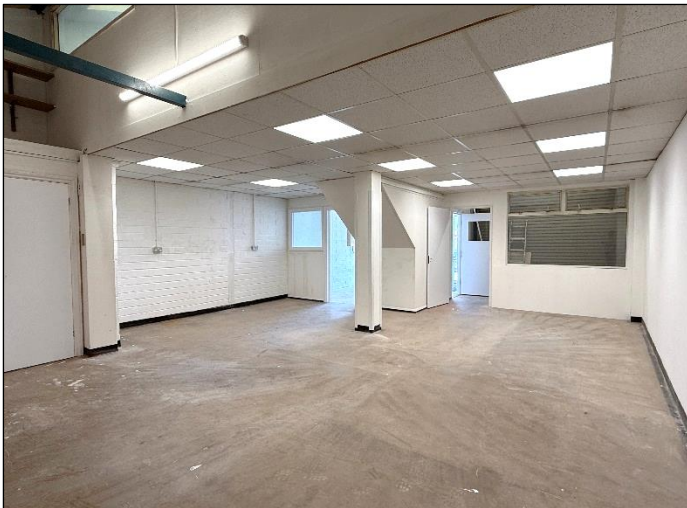
Toilet

Cloakroom comprising low level W/C suite with wash hand basin and over sink electric water heater.

Reception / Office 1

3.67m x 2.01m (12'0" x 6'7") max

Large window to front. Suspended ceiling with new integrated LED lighting. Power as fitted. Vinyl floor.



Kitchen area to the rear with base units under worktop with inset stainless steel sink unit and single drainer. Cupboards under. Electric over sink water heater.



Stairs lead to the **FIRST FLOOR** landing with doors to

Office 2

5.35m x 3.25m (18'2" x 10'8") max

Opening Roof light. Glazed panels to front & rear. LED lighting.



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Office No 3

5.57m x 1.95m widening to 3.0m
(18'3" x 6'4" widening to 9'10") max

Opening roof light. Glazed panel to rear. New LED lighting. Power as fitted.

EXTERNALLY

The premises benefit from 2 reserved car parking spaces in the shared courtyard area to the front.

RENT

£9,950 pax payable quarterly in advance.

TENURE

The premises are available on a new 6 year lease with a rent review and tenant only break clause at the end of the third year. The landlord will be responsible for the external repairs and decorations with the tenant only therefore responsible for the internal repairs and decorations. The lease will be contracted outside of the Landlord and Tenant Act. The landlord will require a 3 months rent deposit.

SERVICE CHARGE

A fixed service charge is payable of £200 per quarter for the external maintenance and any shared services.

RATES

Rateable Value: - £5,600 (2023 Valuation List)

We are advised that qualifying businesses will 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.

SERVICES

Mains water, drainage and electricity are available.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is opposite. The full version is available to download from the web site. Rating: E 124

LEGAL COSTS

The tenant is to contribute £395 plus VAT towards the landlord's legal costs, including abortive fees.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0874)



Energy performance certificate (EPC)

| | | |
|---|---------------------------|--|
| Unit 7 Kingfisher Court Venny Bridge EXETER EX4 8JN | Energy rating E | Valid until: 19 October 2032 Certificate number: 2871-8142-0635-5247-2768 |
|---|---------------------------|--|

| | |
|------------------|---------------------------------|
| Property type | Offices and Workshop Businesses |
| Total floor area | 104 square metres |

Rules on letting this property

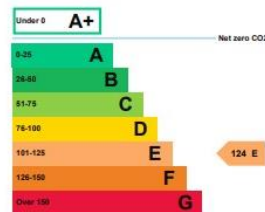
Properties can be let if they have an energy rating from A+ to E.

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 | 21 A |
| If typical of the existing stock | 83 D |



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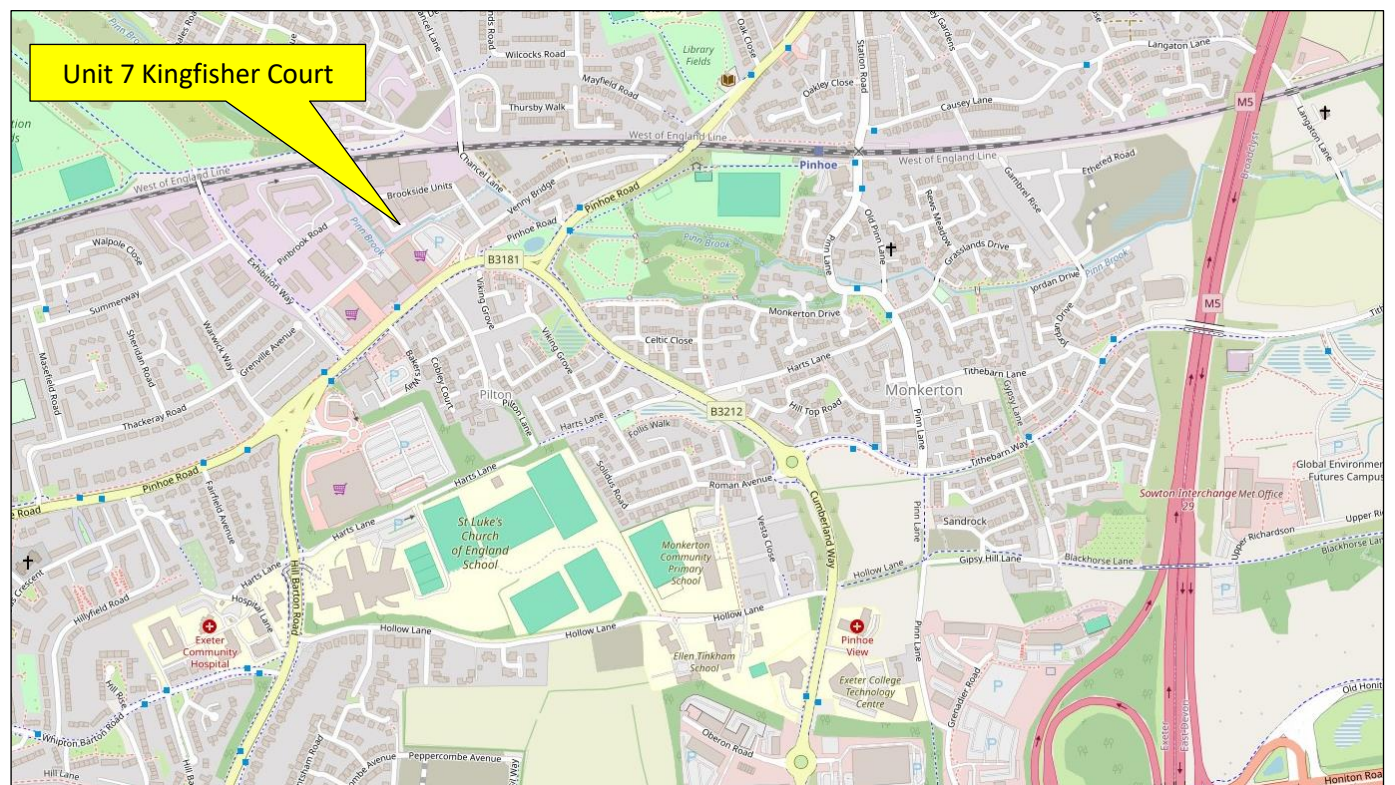
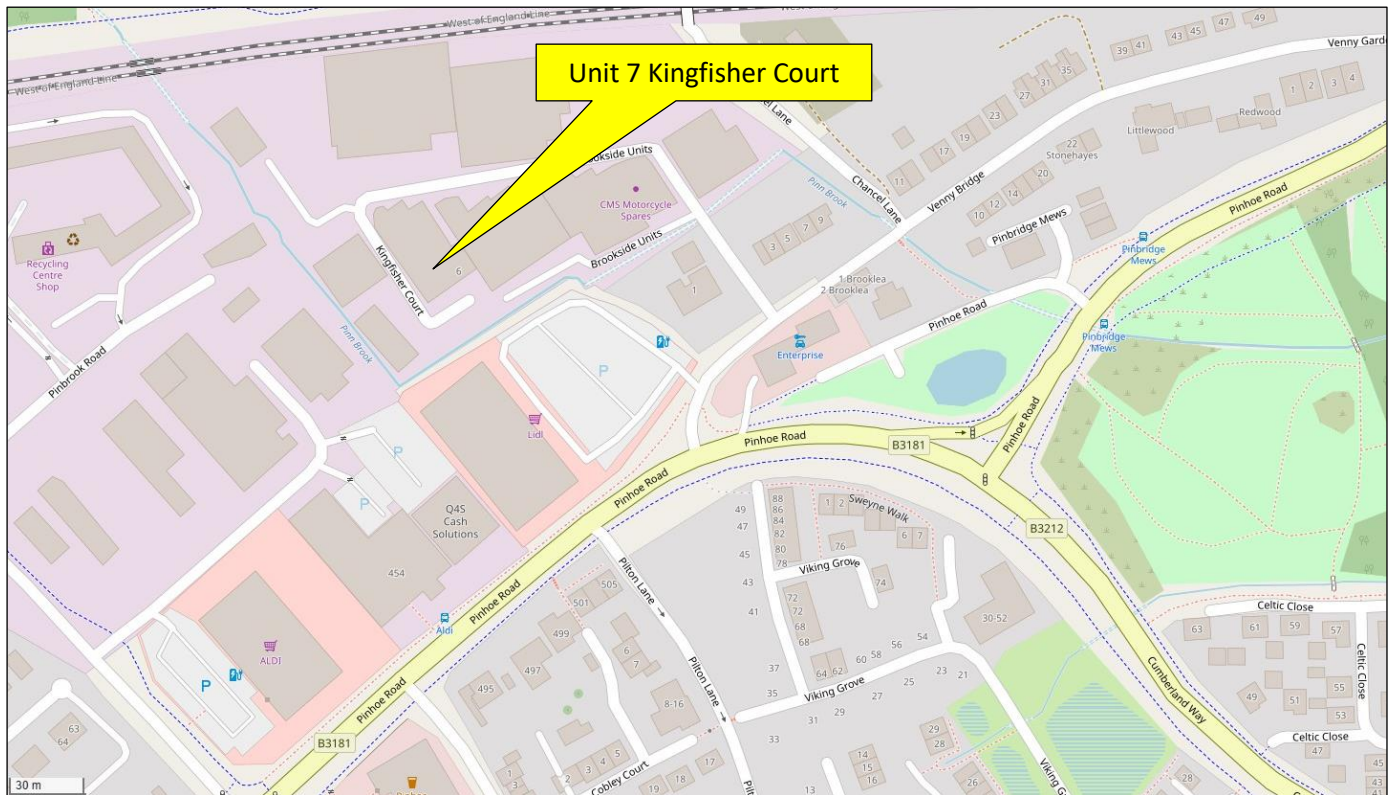
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.