

TO LET

MODERN OFFICE / SHOWROOM UNIT ON TWO FLOORS ON THIS SOUGHT AFTER BUSINESS PARK

Ground Floor of 168 sq.m (1,798 sq.ft) and First Floor of 154 sq.m (1,662 sq.ft) totalling some 322 sq.m (3,465 sq.ft) to include the Atrium.

Includes 6 allocated Car Parking Spaces

**6A CRANMERE COURT, LUSTLEIGH CLOSE, MATFORD,
EXETER, DEVON, EX2 8PW**



A new lease is available of these well fitted and conveniently located Office / Showroom premises on the much sought after Matford Business Park and benefitting from 6 reserved car parking spaces. The premises offer easy access to the City centre and the M5 / A30 and A38 trunk roads, and are suitable for a variety of potential users including those not registered for VAT as VAT is not charged on the rent.

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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 modern and vibrant shopping area including the Princesshay Retail centre. Exeter airport is approximately 8 miles distant with regular national and international flights

Unit 6a forms a mid-terraced building with 6 allocated Car Parking spaces in the front Courtyard. The premises have been fitted out to a high standard with a mix of cellular and open plan offices plus an impressive full height entrance vestibule with feature staircase. The premises have the potential to offer Offices throughout, or could combine some storage or a Trade Counter style showroom on the ground floor with Offices or a training area on the first floor. The premises offer flexible space and could suit a wide variety of potential users. The courtyard to the front is a landscaped and paved area with allocated car parking for the offices in the block.

ACCOMMODATION

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

Approached from the parking area via a glazed door into

Reception / Atrium Area 5.89m x 4.87m (19'4" x 15'11") max

Full height feature atrium entrance ideally suited as a reception or showroom area. Stairs leading up to First Floor with stainless steel balustrade. Tiled floors. Large glazed window to front courtyard. Fitted storage cupboards. Feature spot lighting.

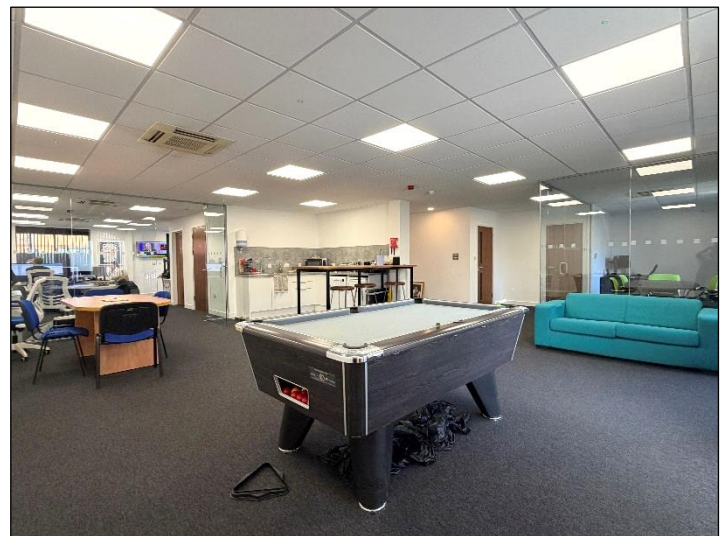


Rear Open Plan Office 15.33m x 10.09m narrowing to 6.04m (50'3" x 33'1" narrowing to 19'10") max

Irregular shaped room which wraps around the central core. Windows to front and rear making this a light and airy space. Carpeted. Suspended ceiling with integrated strip lighting. Potential for additional door to the front. 3 ceiling mounted Aicon / Heating units. Trunking to one wall with power and data. At one end is a meeting / Interview room with glazed panels to main office. In the centre of the area is a

Accessible Toilet

WC Suite with pedestal wash hand basin. Electric water heater.



Kitchen Area

Range of wall and base units with inset 1 ½ bowl stainless steel sink unit with single drainer inset into worktops. Space for fridge and dishwasher under worktops. Splashback. Ample power as fitted.



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Toilet

W/C suite with pedestal wash hand basin. Electric water heater.

Storage area No 1 2.37m x 1.98m (7'6" x 6'6") max
Useful storage area. Carpeted. Suspended ceiling with strip lighting. Power as fitted.

Storage area No 2 2.39m x 1.95m (7'10" x 6'4") max
Further useful storage area. Carpeted. Suspended ceiling with strip lighting. Power as fitted.

Store / Gym Area 4.13m x 3.25m (13'6" x 10'8") max
Suitable as a store, showroom or Gym area as this leads directly off the front reception area. Vinyl flooring. Suspended ceiling with strip lights. Power as fitted.



Office / Store No 3 4.14m x 2.24m (13'7" x 7'4") max
Carpeted. Strip lighting. Air Con Unit. Power as fitted.



FIRST FLOOR

Generous landing with display area leading to

Open Plan Office 11.64m x 10.06m (38'2" x 33'0") max
Light and airy open plan office area with part tiled and part carpeted flooring. Suspended ceiling with strip lighting. 3 off Air Con / Heating Units. Windows to rear elevation.

Meeting Room 6.11m x 3.50m (20'0" x 11'6") max
Useful room leading off the landing with access directly to the main office or a secondary reception area. Windows to the front elevation and a glass partition to the main open plan office. Suspended ceiling with fitted spot lighting. Aircon / Heating cassette. Power as fitted.



Toilet

W/C suite with pedestal wash hand basin. Electric water heater.

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Toilet / Showroom

WC suite, wash hand basin and corner shower cubicle with glazed door and electric shower unit. Tiling as fitted.



Kitchen

4.28m x 2.11m (14'0" x 6'11") max

Range of wall and base units with stainless steel sink unit and single drainer inset into worktop. 4 ring electric hob. Fitted fridge. Electric wall heater. Splashback.

Server Room

5.83m x 2.11m (19'2" x 6'11") max

Carpeted. Spot lighting. Suspended ceiling. Window.

EXTERNALLY

6 reserved car parking spaces are located to the front of the property in the landscaped courtyard area, with a further area directly in front of the building offering a drop off area. Additional parking may be possible by double parking.

RENT

A rent of £37,500 pax is sought for this well-presented office building together with 6 parking spaces. The landlords may require a 3 months rent deposit to be held for the duration of the term. A service charge is payable for the communal landscaping and any shared services. The charge for 2026 is £911.40

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the mid way point. A tenant only break clause can also be incorporated on the third anniversary. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act. The tenants will be required to reimburse the landlords for the Buildings Insurance premium.

VAT

We understand that VAT will not be payable on the rent.

BUSINESS RATES

Rateable Value £28,480 (2023 Valuation List)

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

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises. The full version is available to download from the web site. The rating is: - C 74

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlords legal costs, including abortive costs, for preparing the lease.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0622)



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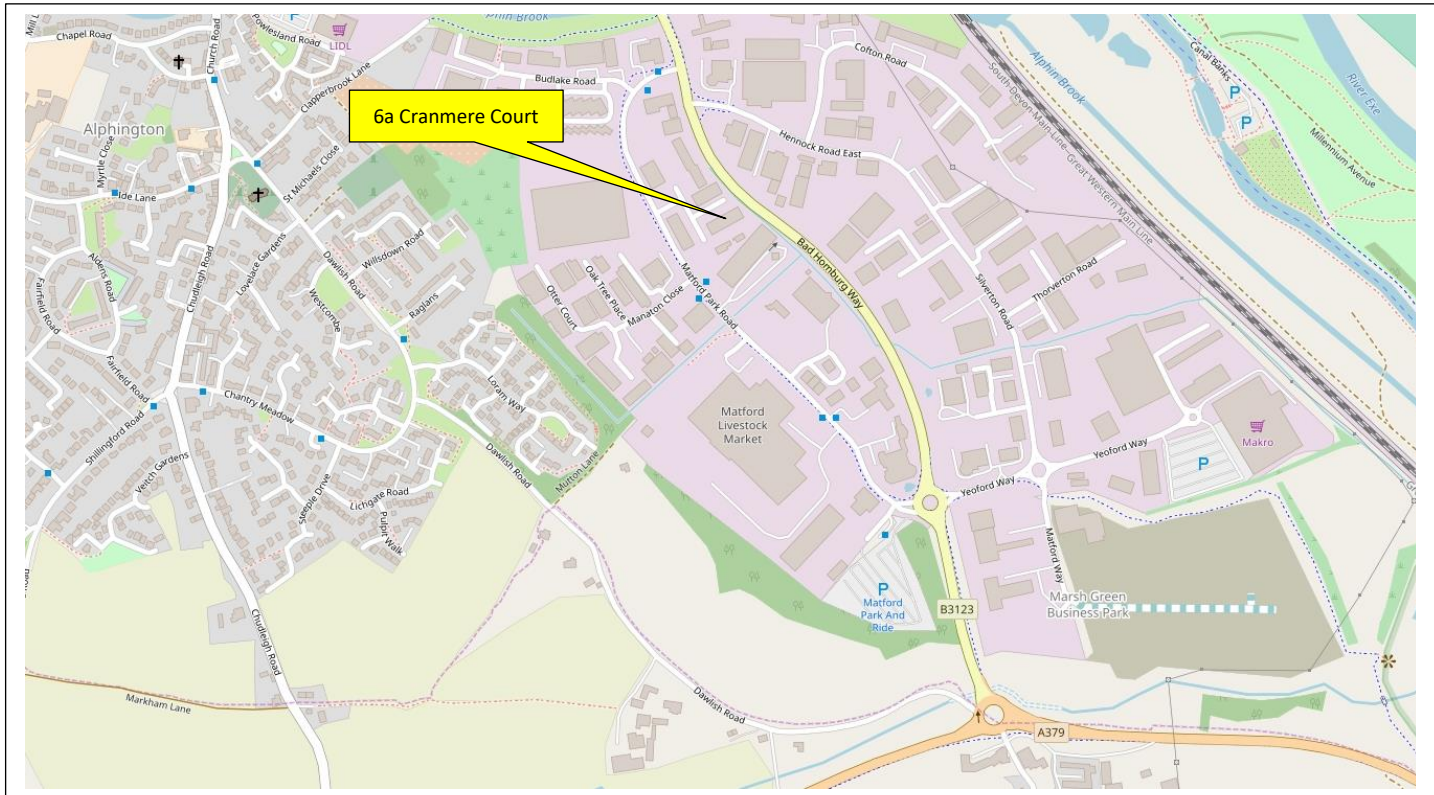
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