

TO LET

ATTRACTIVE AND STYLISH FIRST FLOOR CITY OFFICE PREMISES WITH 1 RESERVED CAR PARKING SPACE

Approximately 69 sq.m (742 sq.ft)

**UNIT 6 THE BOAT SHED, MICHAEL BROWNING WAY,
HAVEN BANKS, EXETER, DEVON, EX2 8DD**



A unique opportunity to acquire a new lease of this well fitted first floor Office in a much favoured City centre location at Haven Banks on Exeter Quay. The premises are close to the main Terracina area on the edge of the City, offering easy walking access to the High Street and main retail area, plus the Restaurants, Cafes and retail outlets forming the exciting Quay area of the City. The suite has one allocated parking space with a public car park opposite.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City steeped in history being one of the county's most famous Roman Cities with a beautiful medieval Cathedral and the historic and vibrant quay side quarter. The Quay has become a prime area for Exeter and it's surrounds to work and play, with a cosmopolitan mix of restaurants, antique shops, cafes and high tech offices.

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. The two main line railway stations are within easy walking distance as is the central shopping area including the popular Princesshay Retail development. Exeter airport is approximately 8 miles distant with regular national and international flights.

ACCOMMODATION

Brief details of the accommodation with approximate gross internal dimensions for each unit are as follows:-

Approached from the ground floor via a reception lobby with stairs and lift to a further first floor lobby, providing access to the balcony and each of the individual office suites via glazed doors.

Office Unit **11.99m x 5.75m (39'4" x 18'10") max**

The suite is well fitted in a modern and contemporary style with an industrial theme. Strip lighting. Power to dado trunking with data points as fitted. Carpet tiles. Two glazed entrance doors with glazed side panels and fanlight over.



EXTERNALLY

One reserved car parking space is allocated to the premises.

RENT AND TENURE

A rent of £9,500 per annum is sought for a new 6 year effective FRI lease by way of a service charge with an upwards only rent review at the end of the third year. A mid-term tenant only break clause is also available with 6 months prior written notice. A 3 months rent deposit may be required subject to tenant's status. The lease will be contracted outside of the Landlord and Tenant Act.

VAT

The rent and service charge are plus VAT.

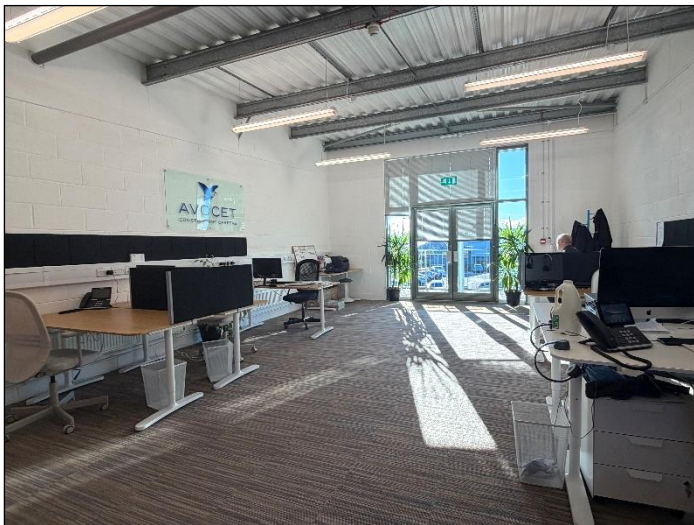
BUSINESS RATES

Rateable Value: - £6,300 (2023 valuation List)

A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this reduction, please contact Exeter City Council Business Rates department on 01392 277888.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the lease.



Meeting Room **4.00m x 3.84m (13'2" x 12'6") max**

Light and airy room with full length glazed wall to main office. 2 high level windows to rear. Spots in ceiling. Carpet tiles. Dado trunking to 2 walls with power and data.

Kitchen **1.77m x 1.68m (5'9" x 5'6") max**

Stainless steel sink with single drainer inset into worktops with cupboards under. Space for fridge. BIASI wall mounted gas central heating / hot water boiler. Power as fitted. Spot lights. Radiator.

Toilet

WC suite with wash hand basin. Disabled facilities. Radiator.

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ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained, see below. Rating : C60

SERVICES

Mains water, drainage, gas and electricity are available to the premises.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0463)

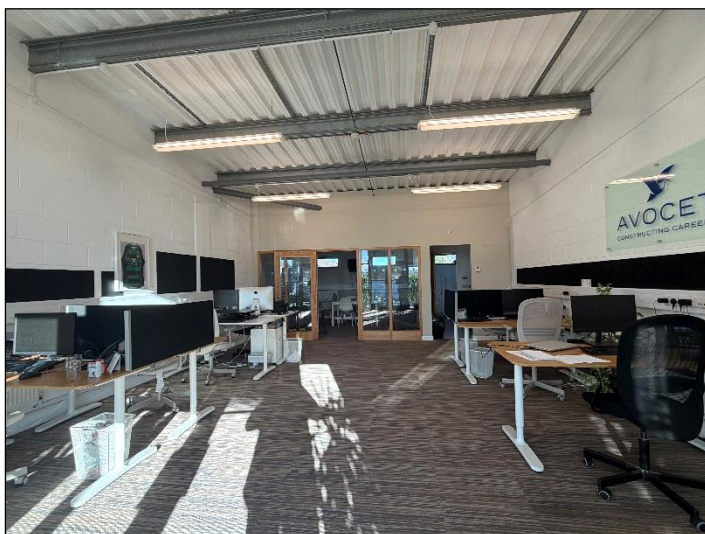


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Energy performance certificate (EPC)

Unit 6 The Boat Shed Michael Blowing Way EXETER EX2 8DD	Energy rating C	Valid until: 4 August 2028 Certificate number: 0230-9902-0358-4640-6020
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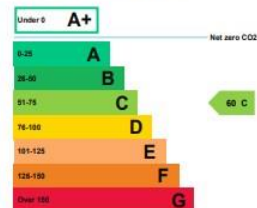
Property type	B1 Offices and Workshop businesses
Total floor area	69 square metres

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 C.



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:

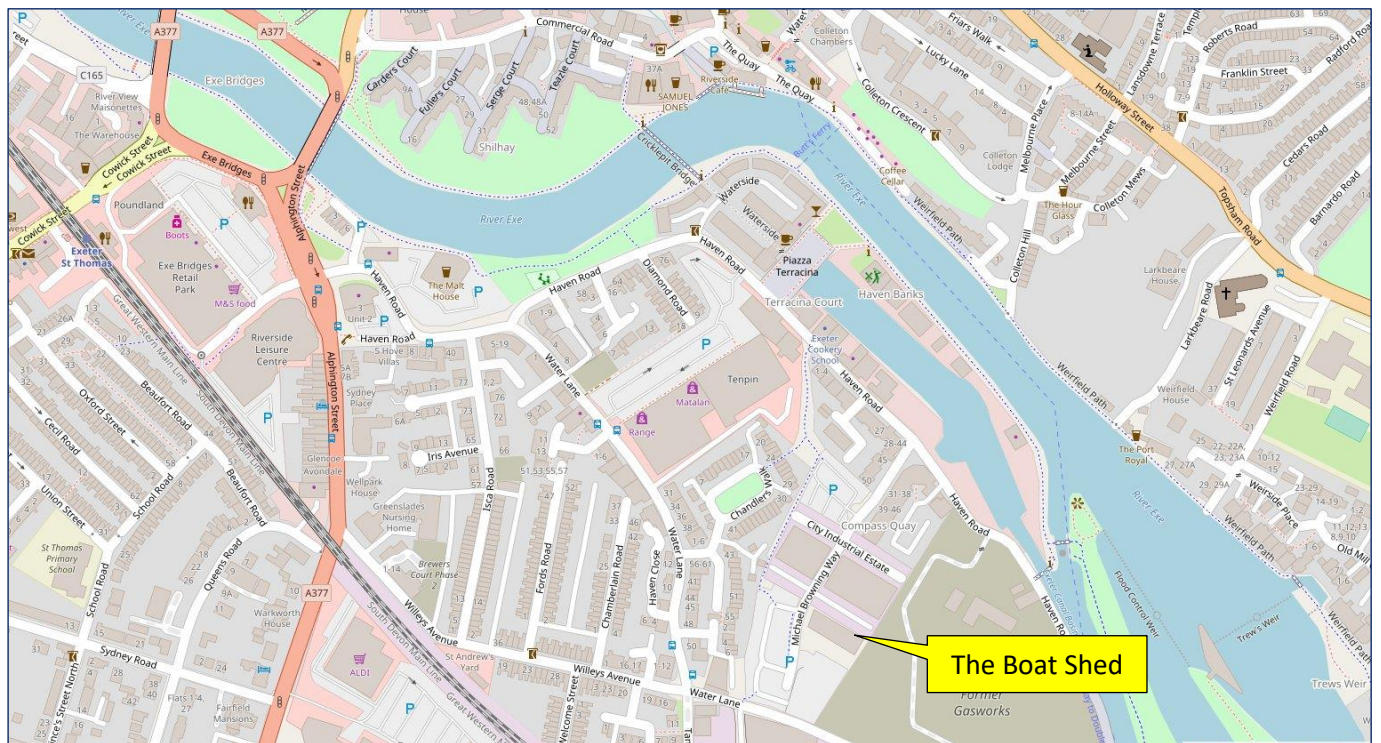
If newly built 25 A

If typical of the existing stock 74 C

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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.
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