

INDUSTRIAL
OFFICE
RETAIL

TO LET

SELF CONTAINED FIRST FLOOR CITY CENTRE OFFICE SUITE WITH 3 CAR PARKING SPACES

Approximately 148 sq.m (1,590 sq.ft)

**ZONE 5 WRENTHAM BUSINESS CENTRE
PROSPECT PARK, OFF OLD TIVERTON ROAD,
EXETER, DEVON, EX4 6NA**



An opportunity to take a new lease on this conveniently located first floor office suite with a ground floor reception area and 3 reserved car parking spaces. These self-contained premises comprise 6 offices plus a kitchen and toilets and are suitable for a variety of users being conveniently located just off the Sidwell Street Roundabout and within easy walking distance of Exeter City centre.

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E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are located in Prospect Park, just off of the Old Tiverton Road and the Sidwell Street Roundabout in Exeter City Centre. The development has a varied mix of users including offices and mail order. The premises would suit an office /showroom /mail order or high tech manufacture or assembly use, subject to the usual consents.

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 and the Princesshay development. Exeter airport is approximately 4 miles distant with regular national and international flights with Plymouth (approximately 50 miles distant) offering regular ferry crossings to Northern France and Spain.

ACCOMMODATION

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

GROUND FLOOR

Approached from the car park into an entrance hallway with stairs to the First Floor and door to ...

Reception / Office 1 **3.09m x 2.58m (10'2" x 8'5") max**
Ground floor room with window to the front. Radiator. Carpeted. Suspended ceiling with strip lighting and power as fitted.



A staircase leads up from the ground floor entrance hallway to a landing with door to

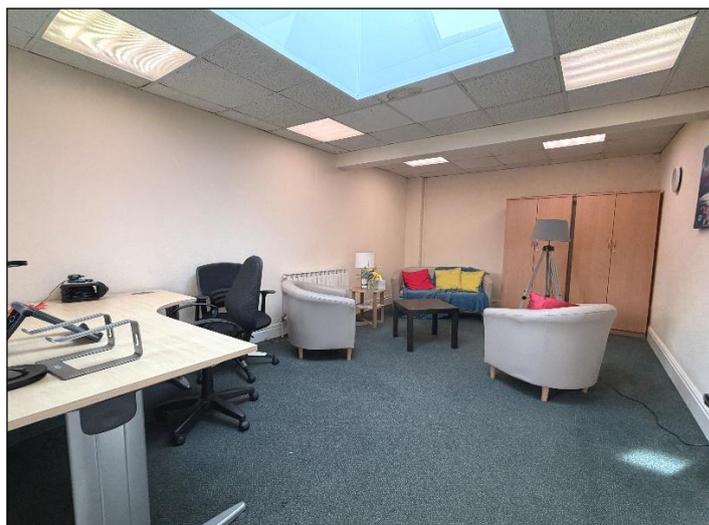
FIRST FLOOR

Wide corridor **12.32m x 2.02m (40'5" x 6'7") max**
Spacious corridor which is usable for filing etc. Doors to .

Office 2 **6.40m x 6.13m (20'11" x 20'1") max**
2 Radiators. Suspended ceiling with integrated strip lights. Ample power points. Carpeted. High level window with borrowed light.



Office 3 **5.59m x 3.60m (18'4" x 11'10") max**
Suspended ceiling with integrated strip lighting. Power as fitted. Radiator. Roof light offering good natural light. Carpeted.



Office 4 **5.75m x 5.59m (18'10" x 18'4") max**
Window to rear. Suspended ceiling. Strip lighting and power as fitted. Radiator. Carpeted. A large and spacious room ideal as a dedicated team office or for meetings and training.

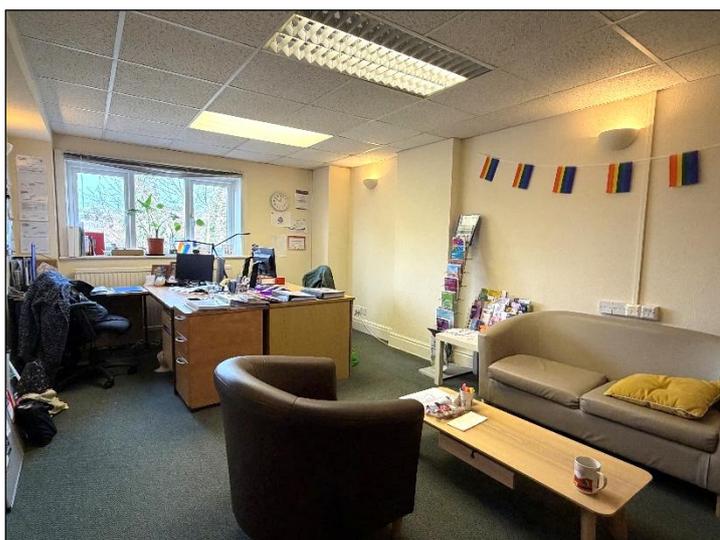
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Office 5 **5.63m x 3.55m (18'6" x 11'8") max**
Suspended ceiling with strip lighting and power as fitted.
Carpeted. Radiator. Wall lights. Window to rear.



Kitchen **2.30m x 1.28m (7'6" x 4'2") max**
Stainless steel sink with drainer inset into worktop with cupboards below. Electric water heater. Tiled splashback.
A secondary staircase leads down to a rear ground floor lobby and

Ladies Toilet
Low level WC suite with wash hand basin.

Gents Toilet
Low level WC suite with wash hand basin

EXTERNALLY

The premises benefit from 3 reserved car parking spaces in a secure car parking area to the front of the premises.

RENT

A rent of £14,950 per annum is sought payable quarterly in advance for this well located City centre Office suite with 3 allocated car parking spaces to the front.

TENURE

The premises are available on a new 6 year lease with an upwards only rent review and tenant only break clause at the end of the third year. The lease will be contracted outside of the Landlord and Tenant Act. A 3 months rent deposit will be required.

The landlord will be responsible for the costs of external repairs and decorations with the tenant responsible for the internal repairs and decorations, plus a service charge to cover the communal areas, services and the Buildings Insurance. This therefore offers a tenant a very cost effective office suite with no hidden repairs costs.

RATES

Rateable Value - £18,000 (2026 Valuation)

For further information on the Business Rates please contact Exeter City Council Business rates Department (01392 277888)

SERVICES

Mains water, drainage and electricity are available with a shared Gas fired central heating system.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a summary is shown below, a full version can be downloaded from the web site. The rating is: -

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

The tenant is to contribute £395 towards the landlord's legal and administrative costs, including abortive fees, for the setting up of the new lease.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0005)



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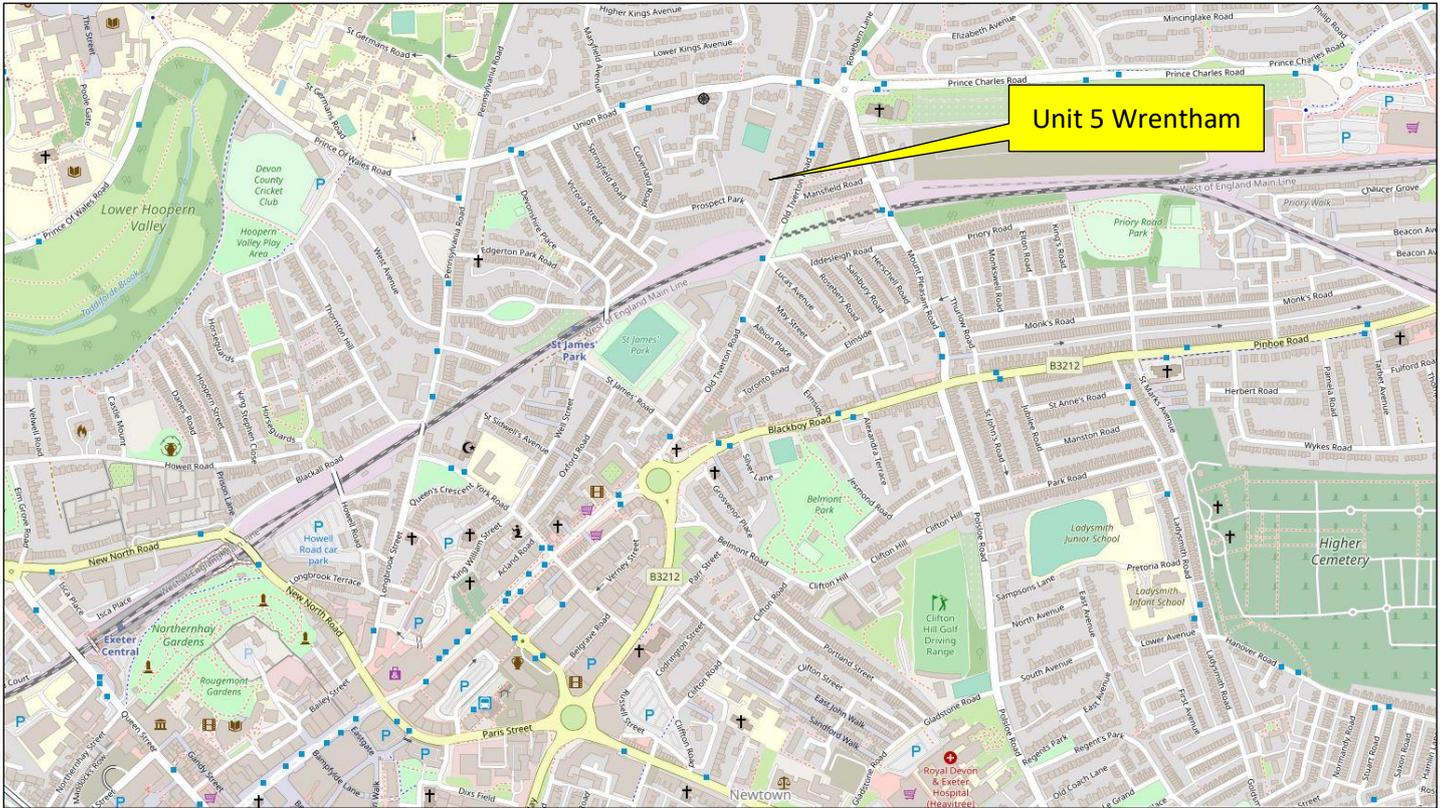
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