



For sale

**1B The Newton Centre, Thorverton Road,
Matford Park, Exeter, Devon, EX2 8GN**

Viewing by prior appointment
with

Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Modern office/showroom on 2 floors plus storage above

Office/showroom: 2,029 sq ft (188.4 sq m)

2nd floor storage: 861 sq.ft (80.0 sq.m)

7 allocated parking spaces

BT and Virgin fibre optic connections

With previous occupier's quality fit-out

Freehold for sale: £390,000 + VAT

strattoncrebercommercial.co.uk

Location

The Newton Centre is located at Matford Park, a modern mixed-use business park located on the edge of Exeter around 2.5 miles south-west of the city centre. It has A-road links to the M5 motorway and the national road network.

The Newton Centre is situated on Thorverton Road, leading off Silverton Road, which is the main road through the estate.

Description

The Newton Centre was built by Rok Developments in 2006, and is a terrace of units which are in showroom/warehouse and office uses. Unit 1B is a two-storey corner unit which faces the road and is therefore the most prominent, and has ample glazing, permitting use as either offices or showroom.

The unit is fitted out as showroom and/or offices on the ground floor and first floors. There is a further floor in the roof space, which, although it has restricted height, provides useful storage space with good floor-loading capacity and also houses a server room.

The unit has glazed entrance doors in both elevations, allowing flexible use of the space, including the possibility of creating separate units on ground and first floors.

Features include:

- Well-appointed WCs and kitchen (ground floor)
- Air conditioning to all areas (heating and cooling)
- Suspended ceilings with recessed LED lighting.
- Raised floors throughout, with recessed floor boxes providing power and data sockets on the ground floor, plus dado-level uPVC trunking to the first floor.
- High-quality solid oak flooring to most areas (overlaid with carpets), plus with hard-wearing carpets to some areas.
- Powder-coated metal-framed, double-glazed windows and doors.
- Quality modern finishes such as stainless steel banisters and glazed partitioning with inset blinds.

The unit is offered with 7 dedicated parking spaces in the car park to the front.

Accommodation

The unit has the following approximate Net Internal Areas:

Ground (incl. kitchen):	1,011 sq ft (93.9 sq m)
First Floor:	1,018 sq ft (94.5 sq m)
<u>Second Floor (storage):</u>	<u>861 sq ft (80.0 sq m)</u>
TOTAL:	2,890 sq ft (268.4 sq m)

Terms

The property is offered by way of a sale of the freehold interest at a price of £390,000 plus VAT.

Broadband/connectivity

The unit is offered with both BT and Virgin fibre optic connections, which will be left in place for the next occupier to set up new contracts as they wish.

A report on the internet services available at this address, and the relative speeds they may offer, is available on request.

Business Rates

The unit is assessed as 'offices and premises' with a rateable value of £20,750 and the rates payable in the year 2019/2020 are understood to be £10,188.25.

Services

All mains utilities, including 3-phase electricity, are connected.

Energy Performance Certificate

Requested.

VAT

The property is elected for VAT, and therefore VAT is applicable to the sale price.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



Ground floor office/showroom



First floor offices

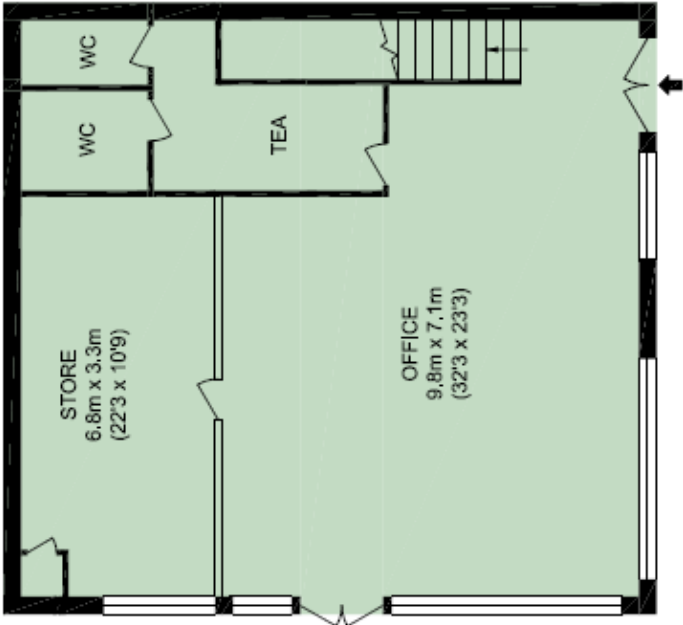


Second floor storage

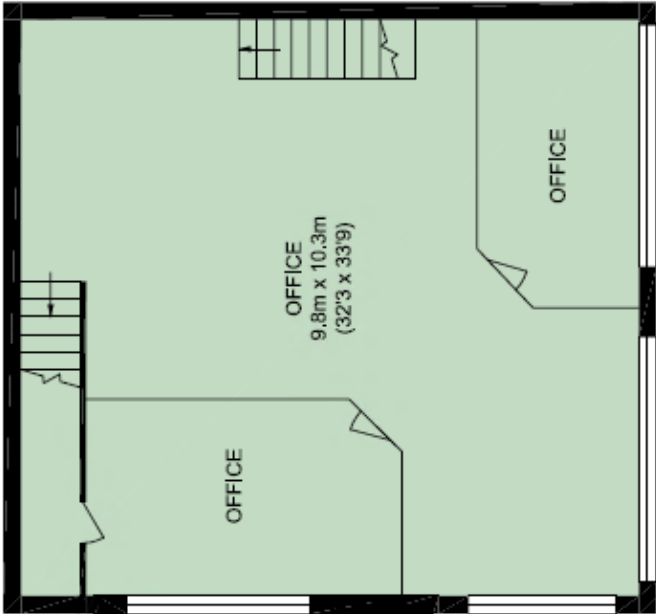




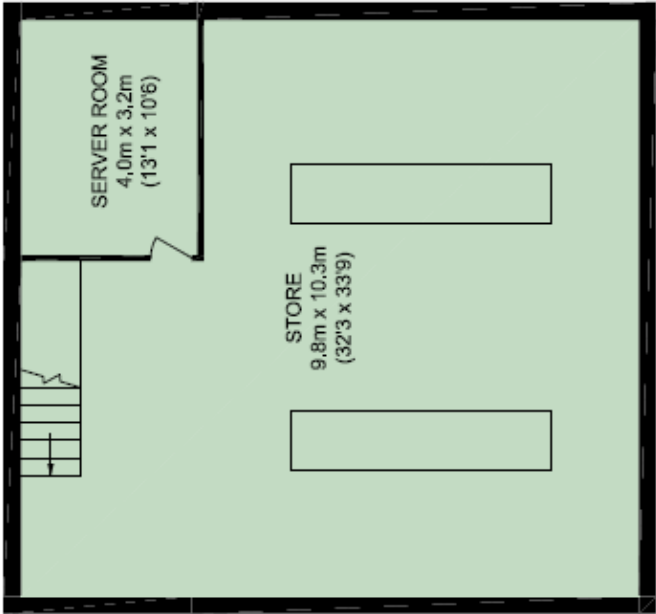
GROUND FLOOR
APPROX. FLOOR
AREA 102.9 SQ.M.
(1108 SQ.FT.)



FIRST FLOOR
APPROX. FLOOR
AREA 102.9 SQ.M.
(1108 SQ.FT.)



SECOND FLOOR
APPROX. FLOOR
AREA 102.9 SQ.M.
(1108 SQ.FT.)



Unit 1b, Newton Centre, Thorverton Road, Marsh Barton Trading Estate, Exeter, EX2 8GN
Approximate internal area 308.8 Sq.M. - (3324 Sq.Ft.)
For identification only - Not to scale.



Exeter Office

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