



# For sale

**Unit 5, The Venture Centre, Yeoford Way,  
Matford Park, Exeter, Devon, EX2 8LP**

Viewing by prior appointment  
with

Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Purpose-built, end-terrace showroom & warehouse unit  
on modern business park

Ground floor: 4,107 sq ft (381.5 sq m)

Mezzanine: 2,981 sq.ft (276.9 sq.m)

14 parking spaces

Suitable for a variety of commercial uses, subject to  
planning

Freehold for sale: £770,000 + VAT

## Location

The Venture Centre is located at Matford Park, a modern and growing 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 Venture Centre is situated on Yeoford Way, which links to Bad Homburg Way, which is the main road leading to both the city centre and out of town destinations.

## Description

The Venture Centre was built by Rok Developments in 2004, and is a terrace of showroom and office units with parking to the front and loading areas to the rear. Unit 5 is an end-terrace unit with dedicated parking to the front and side (14 spaces).

The unit is of steel portal frame construction, with front elevations faced with brickwork and micro-rib cladding, and insulated profile metal cladding to the side and rear, with a curved roof. There are double glazed, powder-coated aluminium windows and entrance doors to the front elevation, also wrapping around the corner of the building, and a full-height sectional insulated up-&-over loading door to the rear.

Internally, the unit is laid out as a showroom on ground and first floors to the front (plus office on the first floor), and warehouse to the rear (with mezzanine to part providing additional storage and warehouse manager's office). There are WCs off the ground floor showroom.

The unit is offered with 14 dedicated parking spaces in the car park to the side and front of the unit.

## Accommodation

The unit has the following approximate Gross Internal Areas:

Ground floor showroom/WCs: 2,023 sq ft (187.9 sq m)

Ground - warehouse: 2,084 sq ft (193.6 sq m)

Mezzanine showroom/office: 2,023 sq ft (187.9 sq m)

Mezzanine storage/office: 957 sq ft (89.0 sq m)

**TOTAL: 7,087 sq ft (658.4 sq m)**

## Terms

The property is offered by way of a sale of the freehold interest at a price of £770,000 plus VAT.

## Broadband/connectivity

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 'showroom and premises' with a rateable value of £33,500 and the rates payable in the year 2019/2020 are understood to be £16,448.50.

## Services

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

## Energy Performance Certificate

Assessed in band B.

## 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](mailto:jonathan@sccexeter.co.uk)









Ground floor showroom



First floor showroom



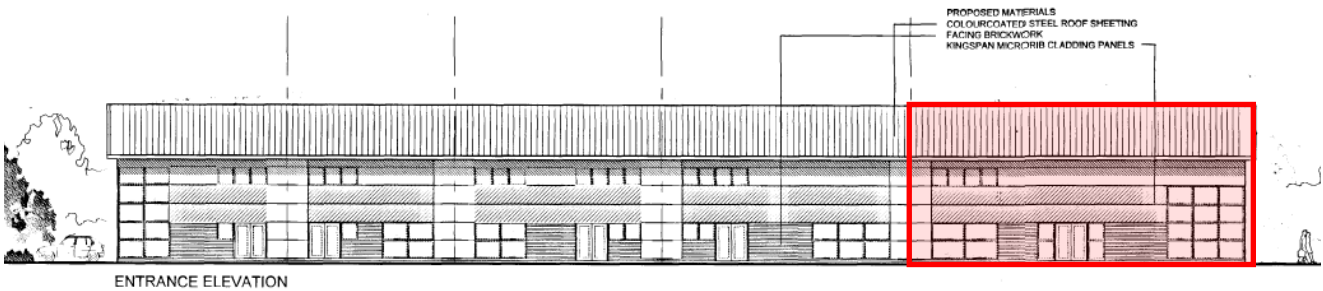
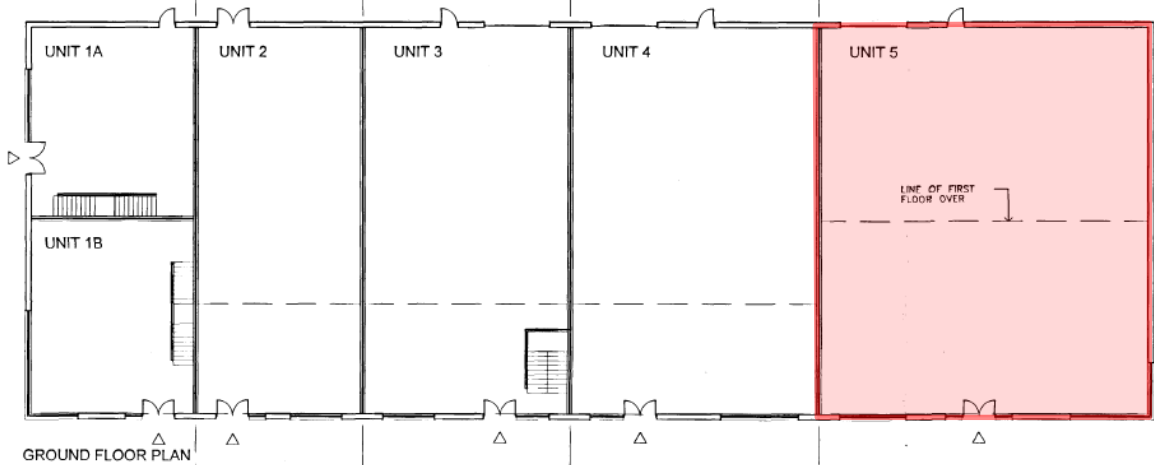
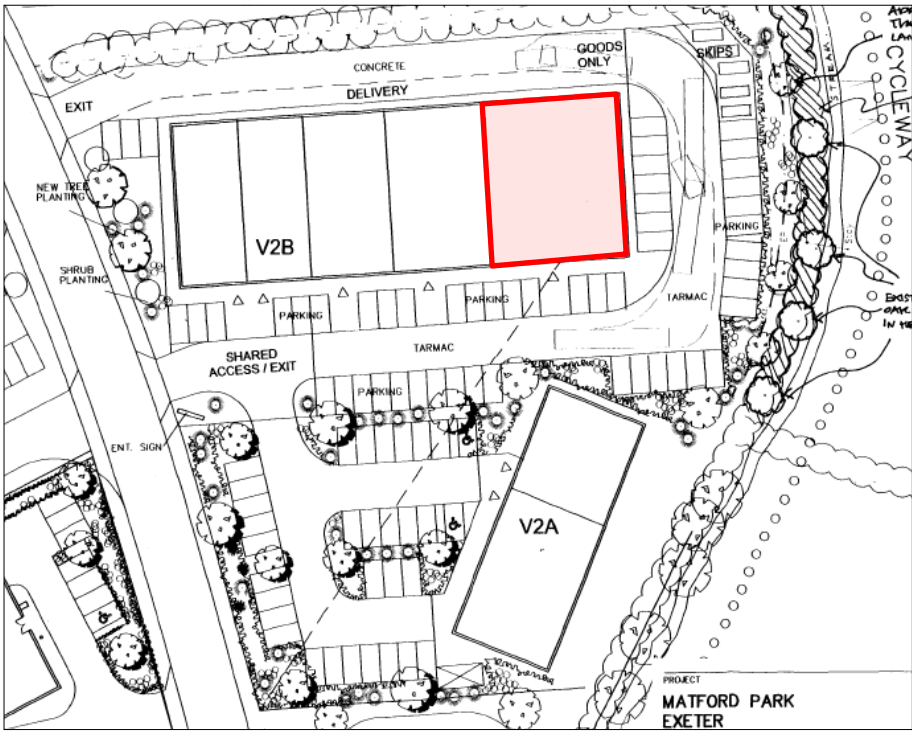
Warehouse, from mezzanine



Mezzanine storage



Warehouse, from mezzanine







#### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.