



To let

Unit 7A Cranmere Court, Matford Business Park, Exeter, Devon, EX2 8PW

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

First floor self-contained office suite

Approx: 1,823 sq ft / 169 sq m

Recently refurbished and air con installed

6 allocated parking spaces

Rent: £18,000 per annum exclusive, plus VAT

strattoncrebercommercial.co.uk

Location

Cranmere Court is located on Lustleigh Close, on Matford Business Park, an established commercial location which offers a mixture of office suites and business units.

The offices are conveniently situated approximately 2.5 miles south of Exeter city centre and with easy access to the A38 Expressway and M5. The Matford Park & Ride buses stop close to the property.

Description

Unit 7A Cranmere Court comprises office space at first floor with its own dedicated front door at ground floor level. The accommodation provides mainly open plan offices with one private office, one meeting room, a staff room and kitchen and WC facilities.

The suite was refurbished and improved in 2018 and features include:

- Suspended ceilings with recessed LED lighting.
- Gas fired central heating system.
- Air conditioning
- Tinted anti-glare double glazed windows.
- Fire and intruder alarm systems.
- Perimeter trunking.

The suite has 6 allocated parking spaces in the shared parking areas of Cranmere Court.

Accommodation

The property provides the following approximate net internal floor areas:

Ground floor store/reception: 160 sq ft (14.8 sq m)

First floor offices: 1,823 sq ft (169 sq m)

Total: 1,983 sq ft (184 sq m)

Proposal

The offices are offered by way of a new contributory full repairing and insuring lease. The initial annual rent is **£18,000**, and other terms are by negotiation.

A service charge applies in respect of the landlord's costs of maintaining the exterior and insuring the building, and an estate charge applies in respect of parking and landscaping areas; details on request.

Energy Performance Certificate (EPC)

Assessed in band C.

Business Rates

Rateable value: £12,750

Rates payable 2019/20: £6,260

Small Business Rates Relief is available to qualifying companies in respect of this property; details on request or from the Business Rates Department of Exeter City Council.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & further information

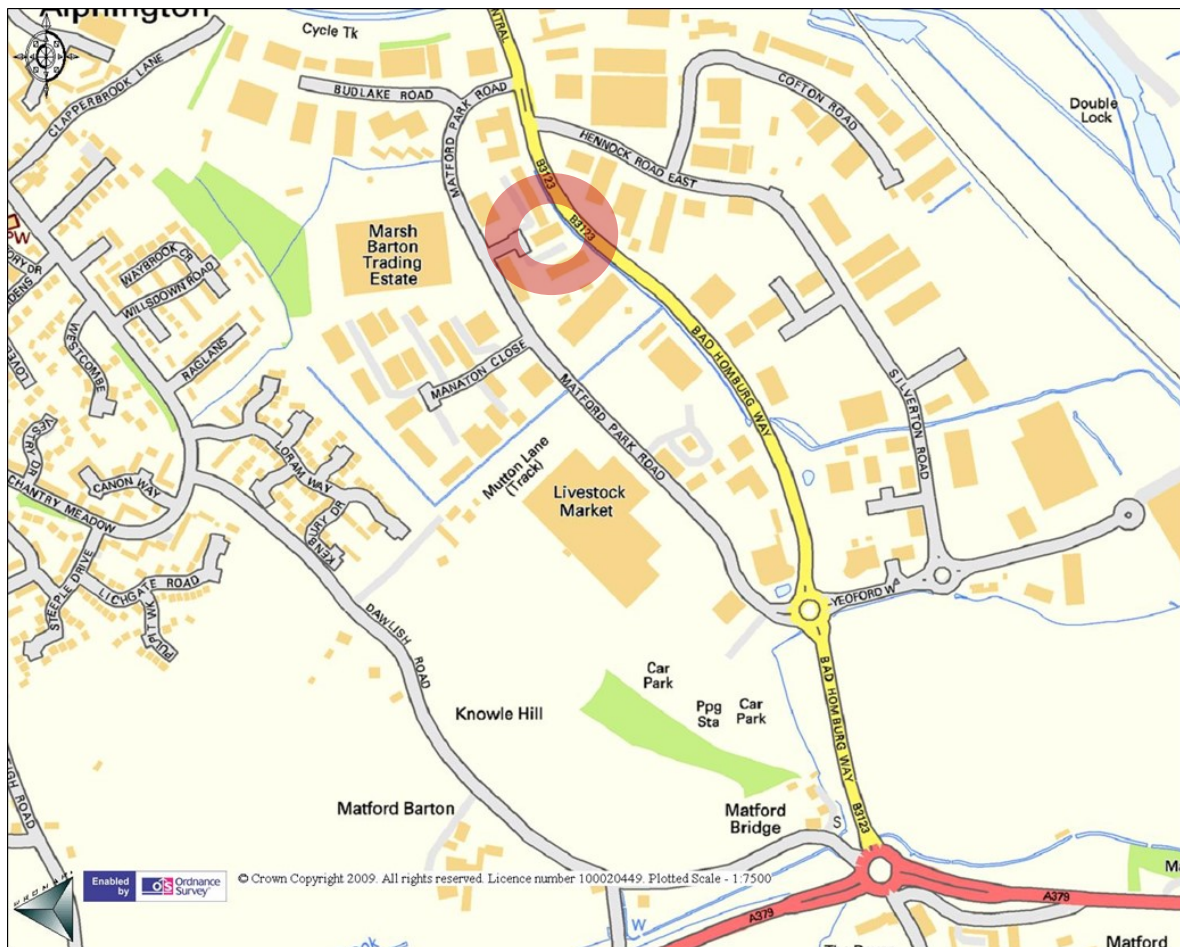
Strictly by appointment through the joint sole agents:

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