



mulberry
court

stratton
creber
commercial
property consultants



To let

Units 8 & 9 Mulberry Court, Lustleigh Close, Matford Business Park, Exeter, Devon, EX2 8PW

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Well-presented, self-contained offices

3,227 sq ft (299.8 sq m)

12 allocated parking spaces (additional parking possible)

To let: £35,000 p.a. exclusive

strattoncrebercommercial.co.uk

Location

Matford is a modern and growing business park located approximately 2.5 miles south-west of Exeter city centre, with A-road links to the M5 motorway and the national road network.

Mulberry Court is a development of ten office units, situated on Lustleigh Close, which leads off Matford Park Road.

Description

Units 8 & 9 Mulberry Court comprises two adjoining mid-terrace office units, which are self-contained and provide offices on ground and first floors, accessed via two lobbies with polished stone tiled flooring and glazed doors. The units have most recently been occupied by a single tenant, with doorways between the two units on both floors.

There are disabled WCs on the ground floor and further WCs on the first floor, plus kitchens on the ground floor.

The offices are mostly open-plan and the specification includes:-

- Large double-glazed windows to front and rear
- Gas-fired central heating
- Air conditioning
- Suspended ceilings with recessed LED lighting
- Ample wall-mounted power and data sockets.
- Security and fire alarms

The units have a total of 12 dedicated car parking spaces in the shared car park.

Accommodation

Approximate net internal areas as follows:

Ground floor (Unit 8):	770 sq ft	(71.5 sq m)
First floor (Unit 8):	847 sq ft	(78.7 sq m)
Ground floor (Unit 9):	767 sq ft	(71.3 sq m)
First floor (Unit 9):	843 sq ft	(78.3 sq m)

Total: 3,227 sq ft (299.8 sq.m)

Lease Terms

Units 8 & 9 are offered by way of a new full repairing and insuring lease. The initial annual rent is **£35,000 exclusive plus VAT**. All other lease terms are subject to negotiation.

An estate charge is payable, and the current charge for this unit is available on request.

Business Rates

Units 8 & 9 are currently subject to 4 assessments which have a combined rateable value of £23,750 and the rates payable in the year 2019/20 are understood to be £22,661.25.

Services

All mains utilities, including 3-phase electricity, are connected to the building. Central heating and hot water are supplied via gas-fired boilers.

Broadband/connectivity

A report detailing the broadband services available to this property, and the relative speeds they may offer, is available on request.

Energy Performance Certificate

Units 8 & 9 are separately assessed, both in band D.

VAT

VAT is applicable to the figures quoted above.

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
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