



mulberry
court
8



stratton
creber
commercial
property consultants



To let

Unit 8 Mulberry Court, Lustleigh Close, Matford Business Park, Devon, EX2 8PW

Viewing by prior appointment
with

Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Well-presented, self-contained office unit

1,617 sq ft (150.2 sq m)

6 allocated parking spaces (additional parking possible)

To Let: £17,750 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

Unit 8 Mulberry Court is a mid-terrace office unit, which is self-contained and provides offices on ground and first floors, accessed via a lobby with polished stone tiled flooring and glazed doors. There is a disabled WC on the ground floor and a further WC on the first floor, and a kitchen 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 unit has 6 dedicated car parking spaces in the shared car park.

Accommodation

Approximate net internal areas as follows:

Ground floor: 770 sq ft (71.5 sq m)

First floor: 847 sq ft (78.7 sq m)

Total: 1,617 sq ft (150.2 sq.m)

Lease Terms

The unit is offered by way of a new full repairing and insuring lease. The initial annual rent is **£17,750 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

The unit has a rateable value of £11,500 and the rates payable in the year 2019/20 are understood to be £5,645.50.

Two of the allocated parking spaces are separately assessed with a rateable value of £200, and the rates payable are understood to be £98.20.

Small Business Rates Relief is understood to be available to qualifying companies in respect of this suite at the full rate of 100%. Please ask for further details.

Services

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

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

Assessed 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

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