



# To let

4 Manaton Court, Manaton Close, Matford  
Business Park, Exeter, Devon, EX2 8PF

Viewing by prior appointment with  
Jonathan Ling:

**(01392) 202203**

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

Self-contained office unit on ground & first floors

Approx: 1,690 sq ft / 157.0 sq m

Offered on completion of refurbishment works

Small Business Rates Relief may be available

Rent: £17,500 per annum, plus VAT

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Manaton Court is located on Manaton Close, on Matford Business Park, which offers a mixture of office suites and business units with its own parking areas.

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

The property comprises a modern self-contained office unit on ground and first floors, with suspended ceilings, recessed cat-2 lighting, perimeter trunking including cat-5E network cabling, wall mounted electric heating and security alarm. There is a disabled WC on the ground floor and a further WC on the first floor, and there is tea point in the ground floor offices.

The unit has 4 designated car parking spaces whose layout permits additional cars to be parked.

The unit will be offered following refurbishment works, which can be tailored to suit the incoming occupier's requirements. The ground floor would be suitable for fitting out as showroom, consulting rooms, laboratory or light production uses.

## Accommodation

The unit has a net internal floor area of approximately 1,690 sq ft / 157.0 sq m.

## Proposal

The property is offered by way of a new lease for a term to be agreed on a full repairing and insuring basis subject to a service charge.

The service charge for the current year is around £1,500, and covers external repairs and maintenance, landscaping, window cleaning and management of the property. There is also a charge for the building insurance of approximately £425 for the current year.

## Rent

The commencing rent to be **£17,500** per annum plus VAT.

## Rates

The property is currently assessed with a rateable value of £12,250, and the parking spaces are separately assessed with a rateable value of £400. The rates payable in the year 2019/20 are understood to be £6,211.15.

Small Business Rates Relief is available to qualifying companies in respect of this unit, and is understood to reduce the rates payable by around 96%. You are advised to contact the Valuation Office for further advice.

## VAT

VAT is applicable to the rent and service charge.

## Energy Performance Certificate

The property will be offered with a valid EPC upon completion of refurbishment works.

## Broadband / Connectivity

A report on the broadband packages available to this address, and the relative speeds they may offer, is available on request.

## 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)







#### Exeter Office

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