



mulberry
court

stratton
creber
commercial
property consultants



To let

Unit 9 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 1st floor office unit

847 sq ft (78.7 sq m)

3 allocated parking spaces

Qualifies for 100% Small Business Rates Relief

To Let: £9500 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

A first floor suite in a mid-terrace office unit, with access via stairs from a lobby with polished stone tiled flooring and glazed doors. The suite has its own WC on the first floor, and will have its own tea point.

The offices are open-plan with the exception of one private office (formed of demountable partitioning which can be removed) 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 3 dedicated car parking spaces in the shared car park.

Accommodation

Approximate net internal area: 847 sq ft (78.7 sq m)

Lease Terms

The unit is offered by way of a new contributory full repairing and insuring lease. The initial annual rent is **£9,500 exclusive plus VAT**. All other lease terms are subject to negotiation.

A service charge is payable, and the current charge for this unit is available on request. This covers external maintenance, estate maintenance and buildings insurance, as well as shared utilities.

Business Rates

The unit has yet to be re-assessed for business rates but an estimate is offered on request.

Small Business Rates Relief is expected 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 and will be apportioned between the floors. 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

Tel: (01392) 202203

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