



# To let

5B The Newton Centre, Thorverton Road,  
Matford Park, Exeter, Devon, EX2 8GN

Viewing by prior appointment  
with  
Jonathan Ling

**(01392) 202203**

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Modern office unit, suiting variety of commercial uses

891 sq ft (82.7 sq m)

3 allocated parking spaces plus shared parking space

Air conditioned

Offered on new lease from as little as 12 months

Rent: £12,000 per annum exclusive

## Location

The Newton Centre is located at Matford Park, a modern mixed-use business park located on the edge of Exeter around 2.5 miles south-west of the city centre. It has A-road links to the M5 motorway and the national road network.

The Newton Centre is situated on Thorverton Road, leading off Silverton Road, which is the main road through the estate.

## Description

The Newton Centre was built by Rok Developments in 2006, and is a terrace of units which are in showroom/warehouse and office uses. Unit 5B is a first floor office unit at the end of the terrace, with windows to two elevations. It is accessed via a shared front door and lobby, and dedicated stairs to the first floor.

The unit has a modern office fit-out which includes comfort cooling, gas-fired central heating, ample data and power sockets via raised access flooring, suspended ceiling with recessed cat-2 lighting and carpets.

The unit has its own kitchen leading off the main office area, and adjoining the offices are WCs which are shared with one other occupier.

The unit is offered with 3 dedicated parking spaces plus shared use of one disabled space.

## Accommodation

Approximate Net Internal Area: 891 sq.ft (82.7 sq.m).

## Lease terms

Offered by way of a new lease for a term to be agreed; initial lease terms of as little as 12 months will be considered.

The initial annual rent is £12,000 per annum exclusive.

A service charge applies in respect of landlord's costs such as buildings insurance, external maintenance and estate charges; details on request.

## Broadband/connectivity

A report on the internet services available at this address, and the relative speeds they may offer, is available on request.

## Business Rates

The unit is assessed as 'offices and premises' with a rateable value of £10,250 and the rates payable in the year 2019/2020 are understood to be £5,114.75.

Small Business Rates Relief is available to qualifying companies in respect of this unit, and would reduce the rates payable in the current year to nil.

## Services

All mains utilities, including 3-phase electricity, are connected.

## Energy Performance Certificate

Assessed in band B.

## VAT

VAT is applicable to the rent and service charge.

## 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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