



**stratton
creber
commercial**
property consultants

For sale

6A Cranmere Court, Lustleigh Close,
Matford, Exeter, Devon, EX2 8PW

Viewing by prior appointment
with

Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Modern office/showroom unit on two floors

Layout allows occupation as a whole or floor-by-floor

Total NIA floor area: 3,468 sq.ft (322.2 sq.m)

6 allocated parking spaces

High-quality fit-out, contemporary finishes

For sale (long leasehold): £430,000 + VAT

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Location

Cranmere Court is located at Matford Business Park, located on the edge of Exeter around 2.5 miles south-west of the city centre. It has direct A-road links to the M5 motorway and the national road network.

Lustleigh Close leads off Matford Park Road, where park & ride bus services run to the city centre up to every 10 minutes. Occupiers at Cranmere Court include solicitors, IT consultants, software developers and dental technicians.

Description

6A Cranmere Court is a mid-terrace, two-storey office building comprising ground and first floor suites which are accessed via a spacious full-height atrium. Although designed and appointed for occupation as two separate suites, the unit has most recently been modified for occupation as a single unit.

The ground floor suite is currently mostly open-plan and fitted out as offices and trade showroom. There is a well-appointed kitchen area within the open-plan office, and two WCs (one disabled) lead off the suite.

The first floor office suite is fitted out to a high specification with contemporary finishes, and is mostly open-plan but with a meeting room formed of demountable glazed paneling. Two WCs, one with shower, are fitted to a high standard.

The offices benefit from a high quality internal fit out with features including:

- suspended ceilings with recessed lighting
- air conditioning
- tinted anti-glare double glazed windows
- fire and intruder alarm systems

The building has 6 allocated car spaces.

Accommodation

Approximate Net Internal Areas:

Ground floor suite:	1,424 sq ft (132.3 sq m)
First Floor suite:	1,662 sq ft (154.4 sq m)
Atrium:	379 sq ft (35.2 sq m)
TOTAL:	3,465 sq ft (321.9 sq m)

Services

Mains water, drainage and electricity (including 3-phase) are connected.

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 £25,0000 and the rates payable in the year 2020/2021 are understood to be £12,475.00.

Energy Performance Certificate

Assessed in band C.

Terms of long leasehold interest

The property is held by way of a long leasehold interest from Exeter City Council for a term of 125 years from 28th September 1989 (i.e. around 94 years remaining) at a peppercorn rent.

Asking terms

The property is offered by way of a sale of the long leasehold interest at a price of £430,000 plus VAT.

VAT

The property is elected for VAT, and therefore VAT is applicable to the sale price.

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

Email: jonathan@sccexeter.co.uk



Atrium (photos taken in 2017)



Ground floor offices



First floor offices (photos taken in 2017)



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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