



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

Two self-contained office units on ground & first floors

Approx: 821-960 sq ft / 77.2-89.2 sq m

Offered on completion of refurbishment works

Small Business Rates Relief will apply

Rents from £8,250 per annum, plus VAT

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 with office suites on ground and first floors. The offices have suspended ceilings, recessed cat-2 lighting, perimeter trunking including cat-5E network cabling, wall mounted electric heating and security alarm.

The ground floor suite has a disabled WC, plus a tea point, and non-structural walls currently divide the space into three offices, but could be removed to form an open-plan office. The suite would be suitable for fitting out as showroom, consulting rooms, laboratory or light production uses.

The first floor suite has a single WC and is currently divided by means of non-structural partitions to form two large office areas plus two private offices.

Each unit has 2 designated car parking spaces.

Accommodation

The unit has the following approximate net internal floor areas:

Ground floor: 821 sq ft / 77.2 sq m

First floor: 960 sq ft / 89.2 sq m

Proposal

The suites are 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.

A service charge applies in respect of costs including external repairs and maintenance, landscaping, window cleaning and management of the property. There is also a charge for the building insurance.

Rents

Ground floor: **£8,250** per annum plus VAT

First floor: **£9,500** per annum plus VAT

Rates

The property is currently assessed as a whole, and the assessment will be split when the offices are separately occupied.

Small Business Rates Relief will be available to qualifying companies in respect of these units. 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





First floor



First floor



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