

# 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

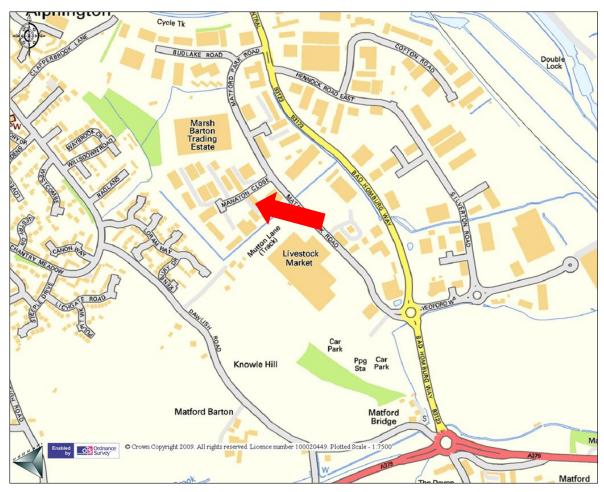
Strictly by appointment through the sole agents:

Stratton Creber Commercial 20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling Tel: (01392) 202203

Email: jonathan@sccexeter.co.uk











## **Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.