



For sale

8 Oaktree Place, Manaton Close, Matford
Business Park, Exeter, Devon, EX2 8WA

Viewing by prior appointment with
Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Self-contained office unit on ground & first floors

Approx: 1,398 sq ft / 129.9 sq m

6 parking spaces*

100% Small Business Rates Relief applies

For sale: £190,000 (no VAT)

Location

Oaktree Place is located on Manaton Close, on Matford Business Park, which offers a mixture of offices and business units with spacious shared parking/turning areas.

Matford Business Park is 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 on ground and first floors, with its own glazed entrance door to the front elevation and windows on two elevations.

As built, the unit offers open-plan accommodation with WCs and kitchens on both floors. The office areas have been divided by means of non-structural partitions to form offices of various sizes on both floors, but could be reconfigured to a more open-plan layout. The configuration would also allow the two floors to be occupied as separate units.

The specification includes central heating, suspended ceilings with recessed cat-2 lighting and perimeter trunking providing ample power sockets.

The unit is offered with 6 designated car parking spaces directly adjoining the building, but 2 spaces are to be leased back to the vendor for a term of not less than 5 years.

Accommodation

The unit has a net internal floor area of approximately 1,398 sq ft / 129.9 sq m.

Proposal

The property is offered for sale by way of an assignment of the long leasehold interest at a price of **£190,000**.

The property is held for a term of 125 years from February 1989 and the rent is fixed at a peppercorn.

Estate charge

An estate charge applies, and the charge for Q1 2021 was £158.08.

VAT

VAT is not understood to apply to the sale price.

Business Rates

The unit is currently assessed with a rateable value of £9,500 and the rates payable in the year 2020/21 are understood to be £4,740.50.

Small Business Rates Relief is understood to be available to qualifying companies in respect of this property at the full rate, i.e. 100% relief; you are advised to contact the Business Rates department of Exeter City Council for further advice.

Energy Performance Certificate

Assessed in band C.

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:

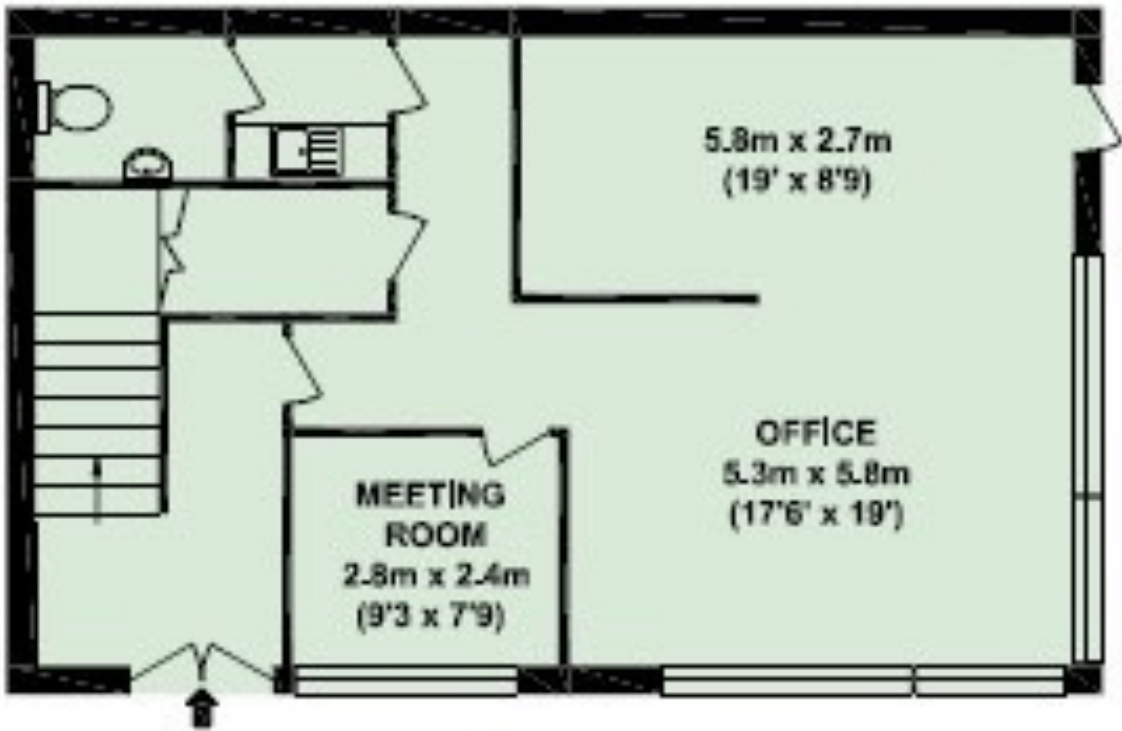
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
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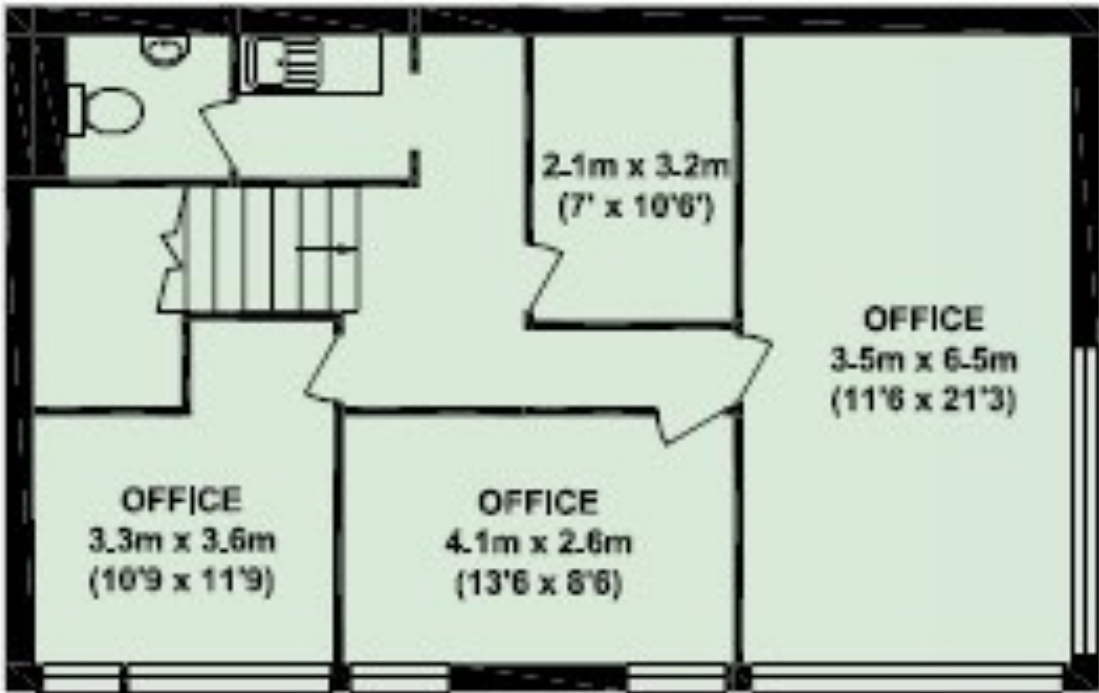


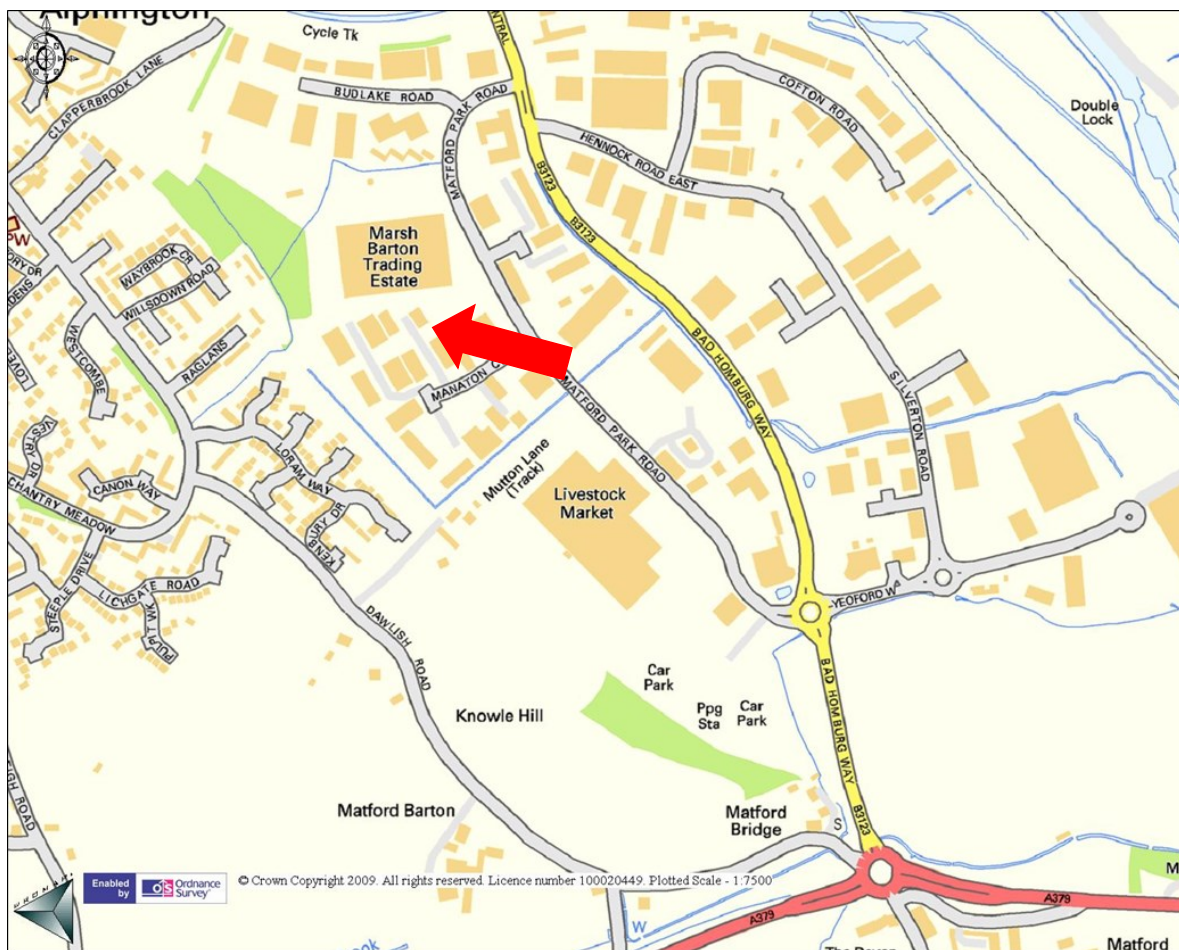
FLOOR PLANS (NOT TO SCALE, FOR INFORMATION PURPOSES ONLY)

GROUND FLOOR



FIRST FLOOR





E: info@sccexeter.co.uk

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.