



To let

Units 9 & 10, Manaton Court, Manaton Close,
Matford Business Park, Exeter, Devon, EX2 8PF

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Detached office unit on ground & first floors

Approx: 3,382 sq ft / 314.2 sq m

Offered on completion of refurbishment works

Leases from as little as 12 month initial commitment

100% Small Business Rates Relief may be available

Rent: £33,850 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 detached office unit on ground and first floors, with air conditioning, suspended ceilings, recessed cat-2 lighting, perimeter trunking including cat-5E network cabling, wall mounted electric heating and security alarm. The unit has 10 designated car parking spaces whose layout permits additional cars to be parked to the front.

The unit was designed as two semi-detached units and could easily be occupied as such. It has two front doors, and each half has its own kitchen and WC facilities.

The unit will be offered following refurbishment works, which can (for a limited time) be tailored to suit the incoming occupier's requirements. The ground floor would be suitable for fitting out as showroom, consulting rooms, laboratory or light production uses.

Accommodation

The unit has a net internal floor area of approximately 3,382 sq ft / 314.2 sq m.

Proposal

The property is 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 lease with an initial term of as little as 12 months is offered. Alternatively, leases with a term certain of 3 years or more may include Year 1 rental incentives, subject to other lease terms and tenant status.

The service charge for the current year is around £3,000, and covers external repairs and maintenance, landscaping, window cleaning and management of the property. There is also a charge for the building insurance of approximately £850 for the current year.

Rent

The commencing rent to be **£33,850** per annum plus VAT.

Rates

The property is currently assessed with a rateable value of £25,500, and the rates payable in the year 2021/22 are understood to be £12,724.50.

VAT

VAT is applicable to the rent and service charge.

Energy Performance Certificate

Currently assessed in band E, but will be re-assessed following 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





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