



Chantry House, Aldens Business Court, Chudleigh Road, Alphington, Exeter, EX2 8TS

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Modern, self-contained building in established business
centre in accessible edge-of-town location

2,391 sq.ft (222.1 sq.m) on two floors

Exclusive parking in front of offices, plus unrestricted on-
road parking in vicinity

Excellent broadband connectivity

To let: £29,000 p.a.

strattoncrebercommercial.co.uk

Location

Aldens Business Court is a cluster of offices, mostly formed of converted barns, situated in the Alphington area of Exeter, around 2.5 miles south west of the city centre. It is around 1/2 mile from the A379 and has excellent access to the A30, leading to the M5, less than 1 mile away.

Chantry House occupies a prominent position overlooking the junction of Chudleigh Road with Chantry Meadow; see maps overleaf.

The nearby village centre of Alphington, and the adjacent Marsh Barton Trading Estate, offer local amenities including pub and post office.

Description

Chantry House was built around 10 years ago, and offers self-contained office accommodation in a detached building on ground and first floors.

The ground floor is laid out as four office rooms (private offices and a boardroom) accessed from the entrance lobby, plus a kitchen, disabled WC with shower and further WC.

The first floor provides fully open-plan offices, plus a WC off the landing. There is a lift shaft for the future installation of a lift, if required.

The specification of the offices includes gas-fired central heating, perimeter trunking with power and data sockets, and category-2 lighting (plus LED spot lighting in the boardroom).

Externally, Chantry House has dedicated parking to the front for 5-6 cars, and there is unrestricted on-road parking in the vicinity.

Accommodation

Net internal areas:

Ground floor: 1,119 sq.ft (104.0 sq.m)

First floor: 1,272 sq.ft (118.1 sq.m)

TOTAL: 2,391 sq.ft (222.1 sq.m)

Broadband connectivity

A report on the broadband options available at this address, and the relative speeds they may offer, is available on request.

Lease Terms

Offered by way of a new lease on full repairing and insuring terms. The initial rent is **£29,000 per annum exclusive**. All other lease terms are to be by negotiation and subject to tenant's status.

An estate charge applies in respect of the management of common parts of the estate, and is understood to be around £200 per annum at present.

Business Rates

The offices (with allocated parking) are assessed with a rateable value of £23,250; the rates payable in the year 2021/22 are understood to be £11,601.75.

VAT

VAT is applicable to the rent and estate charge.

Services

Mains water, drainage, gas and electric are connected and separately metered.

Energy Performance Certificate

An EPC is available for the property and the rating is: C/59.

Legal Costs

Both parties to bear their own legal costs in the transaction.

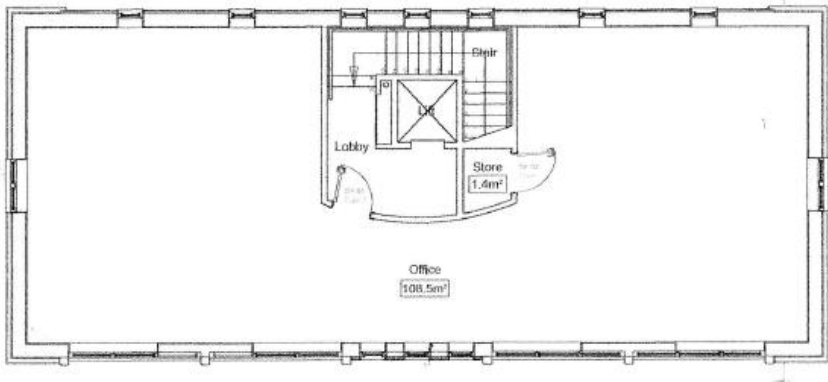
Viewing & Further information

Strictly by appointment through the sole agents:

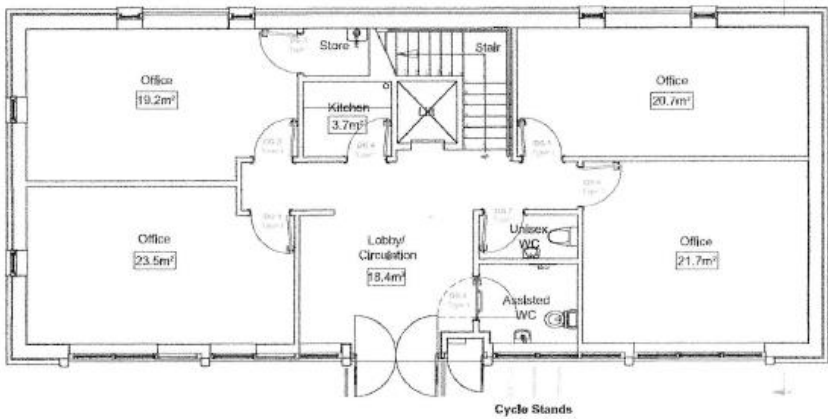
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





Proposed First Floor Plan - Scale 1:50



Proposed Ground Floor Plan - Scale 1:50

No. Revision/Issue Date

Steve Eastland Design Ltd

Project Name:
Address:
Client:
EX15 2EL

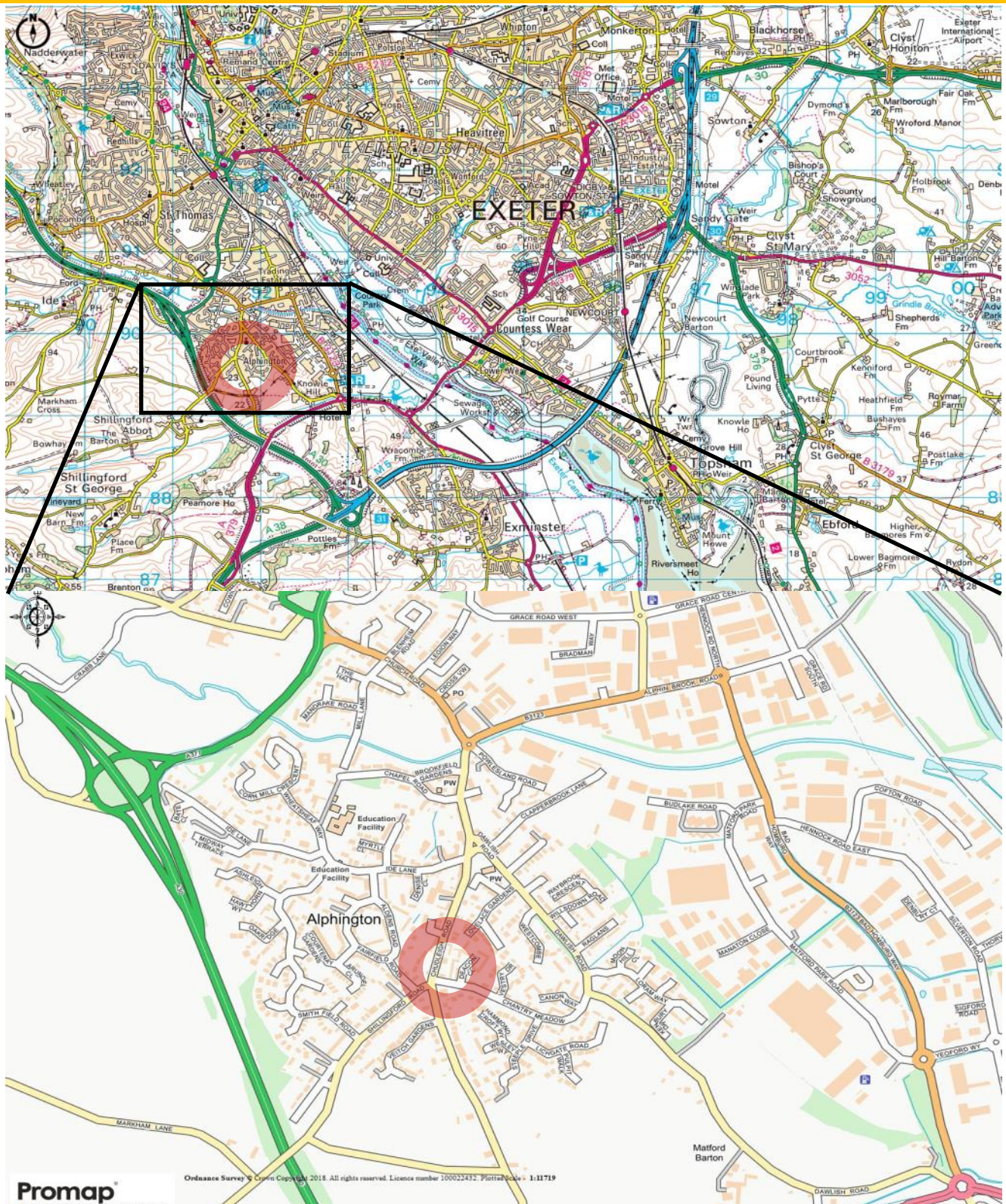
Tel: 01884 299337
Email: info@steveeastlanddesign.co.uk



PROPOSED GROUND AND FIRST FLOOR PLANS

ALDEN COURT PHASE 2
OFFICE DEVELOPMENT PROJECT
CHUDLEIGH ROAD
EXETER

Project No: PLANNING 03/8
Date: 15.09.20



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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