



# To let

Unit 5 Cranmere Court, Matford Business Park,  
Exeter, Devon, EX2 8PW

Ground floor office suite in modern development

Approx: 1,750 sq ft / 162.6 sq m

With benefit of current fit-out

7 allocated parking spaces

Rent: £22,000 per annum exclusive, plus VAT

Viewing by prior appointment  
with Jonathan Ling

(01392) 202203

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

## Location

Cranmere Court is located on Lustleigh Close, on Matford Business Park, an established commercial location which offers a mixture of office suites and business units.

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

**Unit 5 Cranmere Court** comprises an office suite on the ground floor with its own dedicated front door, plus shared access via an adjacent lobby off which are shared WCs. The accommodation is currently partitioned to form a main office plus private offices/meeting rooms, but can be reinstated to a more open-plan layout as required.

Features include:

- Suspended ceilings with recessed lighting.
- Gas fired central heating system.
- Fire and intruder alarm systems.
- Perimeter trunking.
- Own kitchen.

The suite has 7 allocated parking spaces in the shared parking areas of Cranmere Court.

## Accommodation

The property provides an approximate net internal floor area of 1,750 sq.ft (162.58 sq.m)

## Proposal

The offices are offered by way of a new contributory full repairing and insuring lease. The initial annual rent is **£22,000**, and other terms are by negotiation.

A service charge applies in respect of the landlord's costs of maintaining the exterior and insuring the building, and an estate charge applies in respect of parking and landscaping areas; details on request.

## Energy Performance Certificate (EPC)

Assessed in band C.

## Business Rates

Rateable value: £13,250.00

Rates payable 2022/23: £6,611.75

Small Business Rates Relief is available to qualifying companies in respect of this property at the full rate of 100%; details on request or from the Business Rates Department of Exeter City Council.

## VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

## Legal Costs

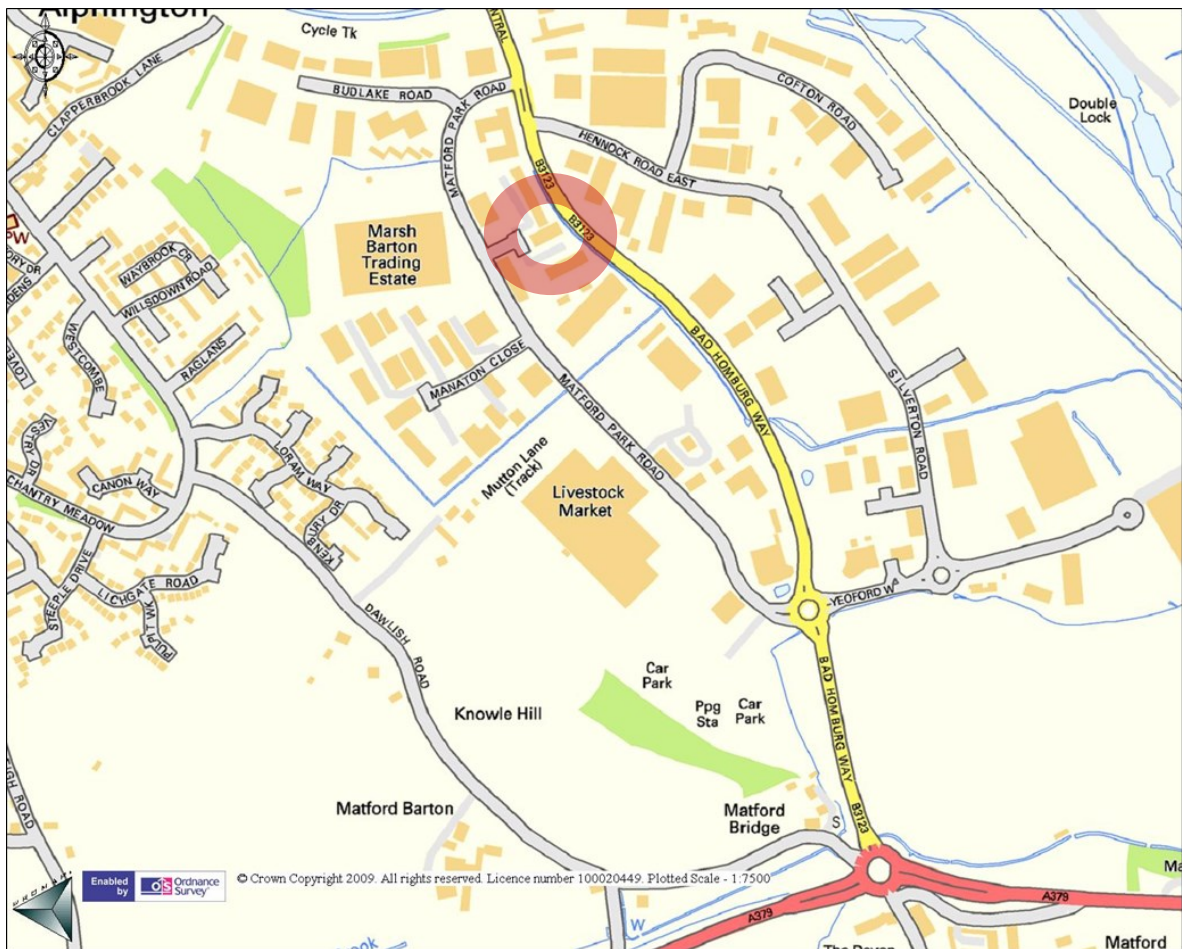
Each party to bear their own legal costs incurred in the transaction.

## 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](mailto:jonathan@sccexeter.co.uk)



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