



To let

Meridian House, Retail Park Close, Exeter, Devon, EX2 8LG

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Modern self-contained ground floor offices

Approx: 1,040 sq ft / 96.6 sq m

2 car parking spaces

100% Rates Relief for qualifying tenants

New flexible lease terms

To let: £12,500 per annum, plus VAT

strattoncrebercommercial.co.uk

Location

The property is situated to the rear of Stone Lane Retail Park a short distance from Marsh Barton Road and Alphington Road at the entrance of the established trading estate.

With easy access from the M5 this office holds an enviable position for those who wish to have a presence within Exeter without the need for a city centre location.

Description

The property comprises a modern detached office building with the accommodation arranged as 5 separate offices on the ground floor. The self-contained offices are carpeted throughout and benefit from their own entrance and kitchenette and disabled w/c.

The premises has central heating and parking for two vehicles. The flexible accommodation would suit a variety of uses subject to consents.

Accommodation

The property comprises the approximate net internal floor area. below

Description	Sq.ft	Sq.m
Ground floor	1,040	96.6
Total:	1,040	96.6

Lease Terms

The property is available by way of a new lease for a term to be agreed, on a internal repairing and insuring basis.

Rent

£12,500 per annum, plus VAT.

Utilities

We are informed that the electrical supply is separately metered. The Gas bill is split between the occupiers of the ground and first floor on a 50/50 basis as the central heating system is shared.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is:
Awaited

Business Rates

Rateable value: £7,500
Rates payable 2022/23: £3,742.50

100% Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

VAT

VAT is chargeable on rent and outgoings

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: Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: tom@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.