



Chiltern House (Suite 2), Sigford Road, Matford Park, Exeter, EX2 8NL

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Ground floor suite in modern office building

2,017 sq ft (187.4 sq m) fully open-plan offices

8 allocated parking spaces

Newly refurbished and ready for immediate occupation

To let: £25,000 per annum exclusive

Location

Matford Park is a modern and growing business park, located approximately 2.5 miles south-west of Exeter city centre, with direct A-road links to the M5 motorway and the national road network.

Chiltern House is one of five similar office buildings in a cluster which is accessed via Sigford Road, in turn leading off Silverton Road. Occupiers in the vicinity include The Guinness Trust, Guide Dogs for the Blind, uCheck, CGL geotechnical engineers, an eye clinic and an audiology centre.

Description

Chiltern House is a detached modern office building built in 2003. The available space comprises the right-hand side of the ground floor, which is accessed directly off a shared lobby.

The offices are currently fully open-plan but suitable for partitioning to suit occupiers' requirements. There is a tea point leading directly off the offices.

Features include:-

- Gas-fired central heating;
- Suspended ceilings with recessed LED lighting;
- Raised access flooring with ample floor sockets;
- Security and fire alarm systems.

The unit has shared use of two WCs on the ground floor (including accessible WC) plus further WCs on the first floor.

The unit has 8 dedicated car parking spaces directly to the front.

Accommodation

The unit has an approximate Net Internal Area of 2,017 sq.ft (187.4 sq.m).

Services

All mains utilities are connected. Gas and water are re-charged via a service charge, and electricity is separately metered to the suite.

Planning

The property has most recently been in office use. Other uses may require planning consent and you are advised to check with Exeter City Council's Planning Department on 01392 277888.

Lease Terms

The property is offered by way of a new lease on contributory full repairing and insuring terms, at an initial annual rent of **£25,000 exclusive**. Other lease terms to be by negotiation.

Service charge

A service charge applies, and details are available on request.

Broadband connectivity

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

Business Rates

The unit has a rateable value of £24,750 and the rates payable in the year 2023/24 are understood to be £12,350.25.

Transitional relief may reduce the rates payable in the current year, and you are advised to contact the Business Rates department of Exeter City Council for details.

Energy Performance Certificate

Assessed in band C (EPC expired, new certificate awaited).

VAT

VAT is applicable to the figures quoted above.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial Vickery Holman

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