



To let

Unit 9, Otter Court, Manaton Close,
Matford Business Park, Exeter, Devon, EX2 8PF

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

End of terrace industrial unit with six parking spaces

Located on popular trading estate

Gross Internal Area (GIA): 199.62 sq.m (2,149 sq.ft)

Available on new lease, terms to be agreed

To let: £16,250 per annum

strattoncrebercommercial.co.uk

Location

The property is located on the popular business park of Manaton Close. Easily accessed from Bad Homburg Way and close to the Marsh Barton Trading Estate, Exeter's largest employment estate, the area is popular with a wide variety of occupiers including; Devon Dental, Van Guard, The Exploding Bakery, Thrifty, Speedwell Kia & Age UK.

The estate is 3 miles from Exeter City Centre and has good road links to the A30, A38 & M5. In addition to the road links there is a new railway station planned and local bus routes available.

With its proximity to the city and easy access to the M5 it is a popular trading location and hosts many well established businesses.

Description

The property is an industrial/warehouse unit in end-terrace position, with office/reception area, kitchen and WCs on the ground floor.

The warehouse/workshop area has an eaves height of circa 4.69 metres and access is via an insulated sectional up-&-over loading door (circa 4.25m x 4.25m).

There are six allocated parking spaces to the front and side of the unit.

Accommodation

Approximate Gross Internal Areas as follows:

Gross internal Area (GIA): 199.62 sq.m (2,149 sq.ft), of which:

Ground floor (warehouse, office, welfare): 166.62 sq.m (1,791 sq.ft)

First Floor (offices): 33 sq.m (355 sq.ft)

Lease Terms

The property is available by way of new lease at a rent of **£16,250 per annum**, all other terms to be agreed by negotiation.

Energy Performance Certificate (EPC)

Assessed in band C.

VAT

VAT is applicable to the rent and any other charges.

Business Rates

Ratable Value: £16,500
Rates Payable 2026/27: £7,128

Interested parties are advised to make their own enquiries with the local billing authority, Exeter City Council.

Legal Costs

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

Viewing & Further information

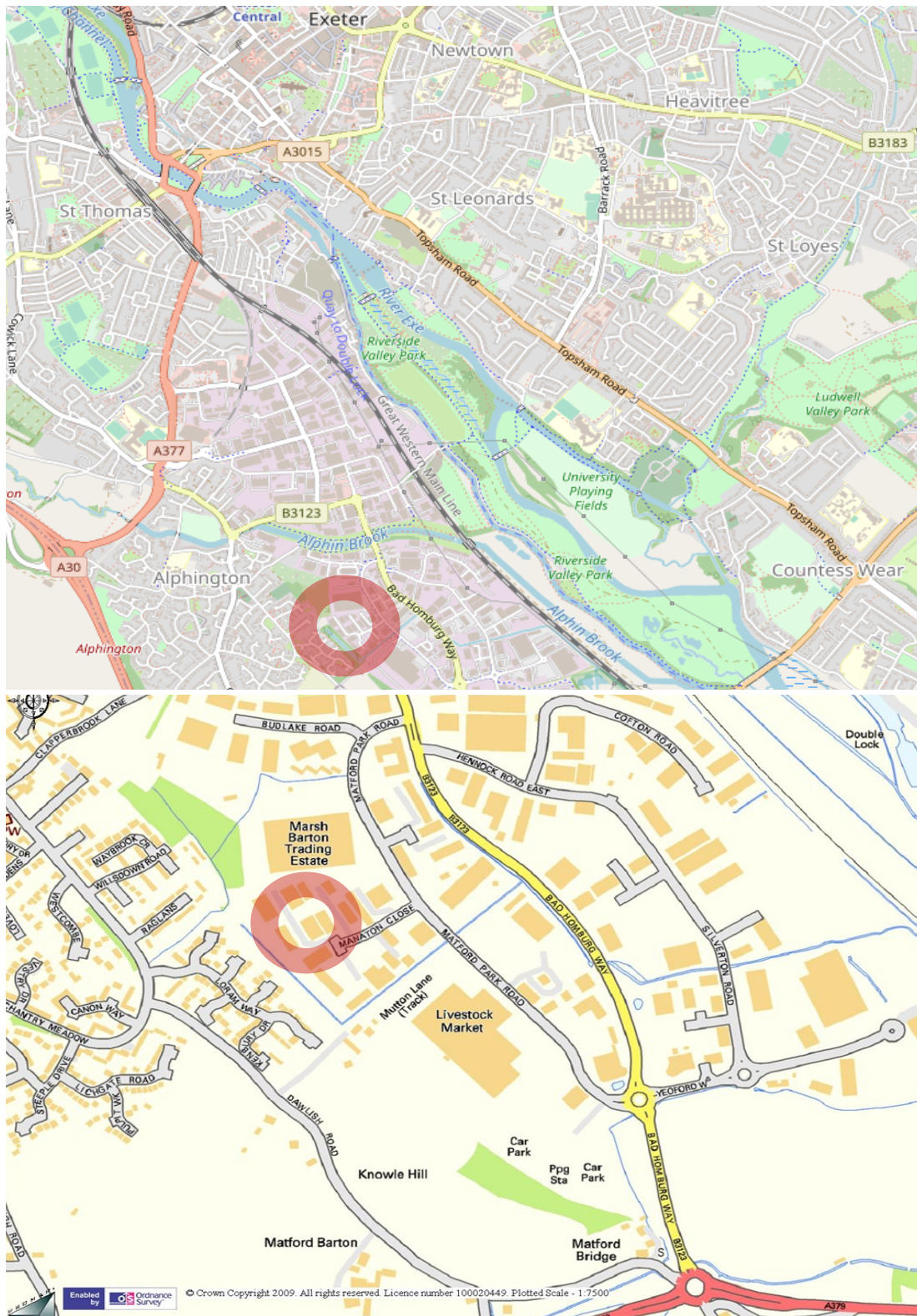
Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
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