



To let

Unit 2, Leigham Business Units, Silverton Road, Exeter, Devon, EX2 8HY

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Mid terrace industrial unit with mezzanine

Gross Internal Area (GIA): 4,197 sq.ft (390 sq.m)

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £27,500 per annum

strattoncrebercommercial.co.uk

Location

Leigham units are a single terrace of units constructed in around 2003 at Matford Park, which is a mixed-use scheme incorporating a large number of car showroom, retail and trade counter occupiers. Adjoining occupiers include Euro Car Parts and City Electrical Factors.

Matford Park is around 2.5 miles south-west of Exeter City Centre with A-road links to the M5 Motorway and the national road network. The estate is expanding with the a number of car showrooms recently completed and under construction.

Description

As built, the unit is a mid-terrace industrial/warehouse unit, but it has been fitted out with a half mezzanine and currently comprises workshop, warehouse and office accommodation on ground and first floor levels.

Externally, the unit has 5 allocated parking spaces in the car park to the front of the terrace, in addition to access to the loading door.

Accommodation

Gross Internal Areas as follows:

Floor	Description	Sq.ft	Sq.m
Ground	Warehouse	2,475	230
Mezz	Storage	1722	160
Total:		4,197	390

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£27,500 pa ex.** Further terms by negotiation; please contact agent for further details.

Energy Performance Certificate (EPC)

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

Business Rates

Rateable value: £32,500
Rates payable 2026/27: £14,040

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

VAT

VAT is applicable to the rent and any other charges.

Legal Costs

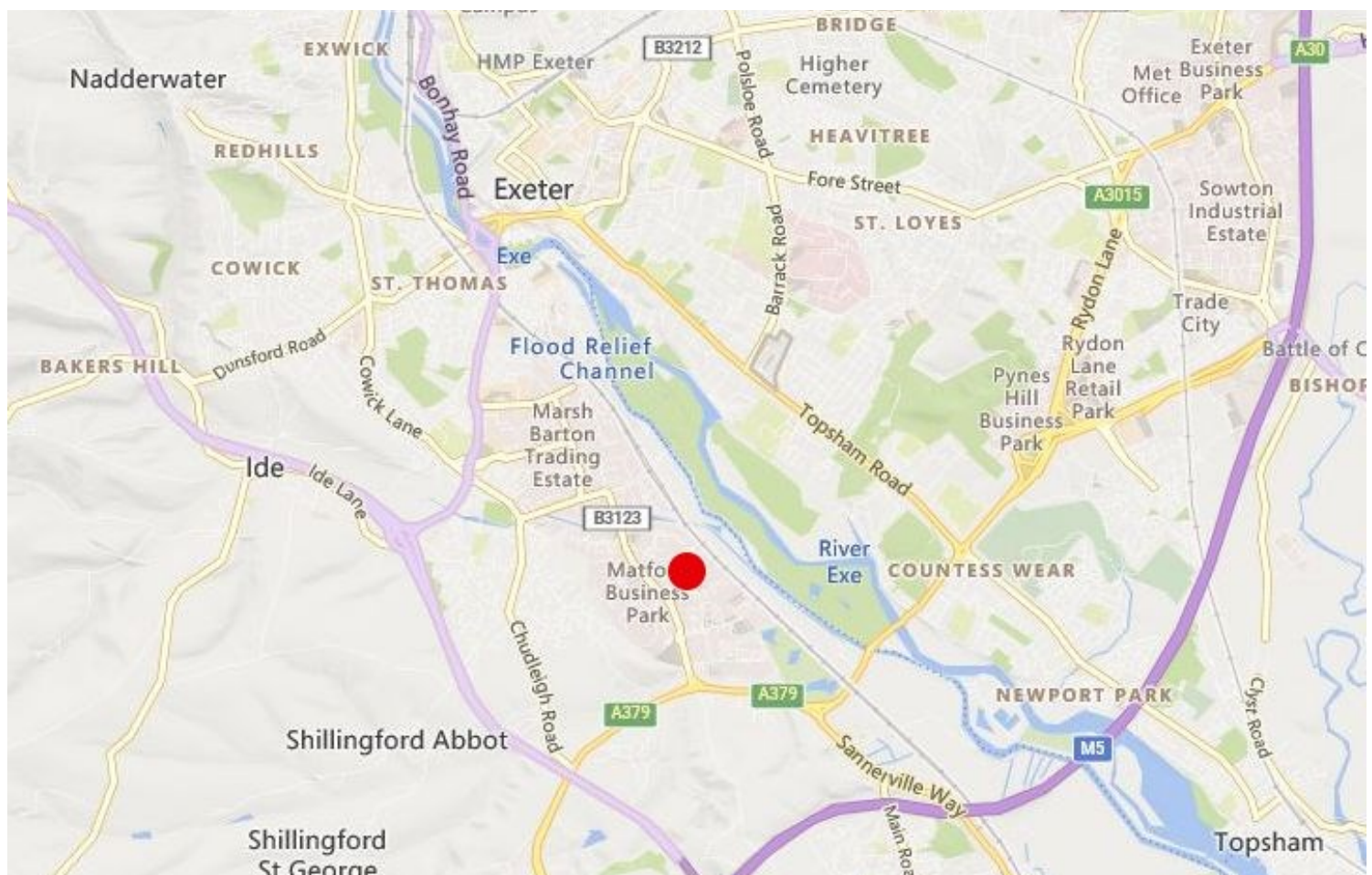
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:
Stratton Creber Commercial

Contact: Jonathan Ling
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