



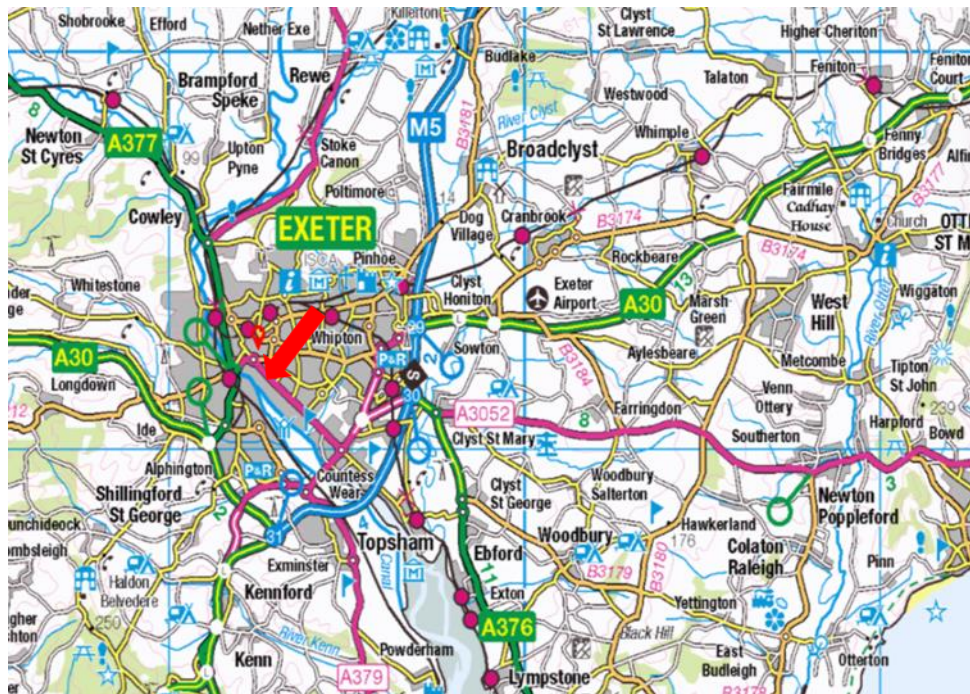
Unit 8 & 9 Mulberry Court, Lustleigh Close, Matford Business Park, Exeter, EX2 8PW

Self contained office investment | Modern Business Park | Circa 1,600 sq. ft each (Total: 3,200 sq.ft) | 12 allocated parking spaces |
Fully income producing | **Guide price: £415,000**

strattoncrebercommercial.co.uk

INVESTMENT SUMMARY & LOCATION PLANS

- Mid terraced, well presented office units on established Business Park location.
- 2 self contained office buildings which are contiguous (option to combine)
- Fully income producing
- Circa 1,600 sq. ft each (Total: 3,200 sq.ft)
- 12 allocated parking spaces
- Total rent: £36,000 per annum.
- Guide Price: **£415,000** which reflects net initial yield of approx. 8.32% after purchasers costs.



LOCATION

The Marsh Barton Trading Estate, and its newer extension, Matford Park, is located to the southern edge of the city on the west side of the River Exe, and is the largest and most established estate. It is well served by road links both within and from outside the city boundaries, particularly the A30 and A38 which link to the M5 motorway. The estate is particularly popular with the motor trade industry and trade counter operators and has been further extended by the Matford Green development in recent years.

The property is located in a 1980s development known as Mulberry Court, which is accessed from Lustleigh Close, a no-through road leading off Matford Park Road. Mulberry Court comprises a terrace of ten office units, and occupiers include Passmore Care, Coastal Recycling and Oak First Investments.

DESCRIPTION

Unit 8 & 9 Mulberry Court are 2 self contained mid terrace office units and provide well presented offices on ground and first floors accessed via a lobby. There is a disabled WC on the ground floor with a kitchen and a further WC on the first floor.

The offices are mainly open plan, but with some demountable partitioning.

The specification includes:

- Large double glazed windows to front and rear
- Gas fired central heating
- Suspended ceilings with LED lighting
- Wall mounted power & data
- Security & fire alarms
- Unit 9 benefits from air conditioning throughout

Each unit has 6 allocated parking spaces in the shared car park.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

Unit	EPC/Rating
Unit 8	C
Unit 9	C

ACCOMMODATION

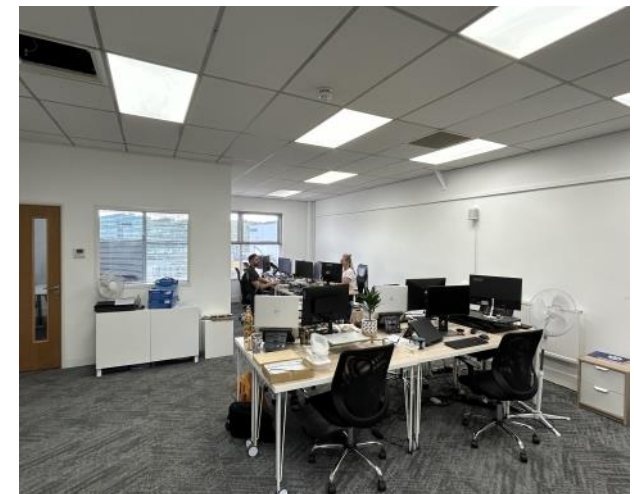
The property comprises the following net internal floor areas:

Unit	Sq.ft	Sq.m
Unit 8	1,617	150.2
Unit 9	1,610	149.6
Total:	3,227	299.9



Units 8 & 9 at centre

PHOTOS



PROPOSAL - SALE

The property is offered for sale by way of a long leasehold (expiring 1st July 2114), at a guide price of **£415,000**. Subject to the occupational leases providing a total annual income of £36,000 as set out below. Please contact sole agent for further details.

LEASE TERMS

Unit 8

The property is held by way of a lease to Ishelp.co.uk Ltd for a term of 10 years from 17th August 2022, on an Full Repairing and Insuring basis. The passing rent is £17,750 per annum, subject to a review in August 2027.

A tenant only break option is also included, 17th August 2027.

Unit 9

The property is being sold with the benefit of a lease to Luxury Coastal Ltd for a term of 6 years from 1st November 2021, on an Full Repairing and Insuring basis. The passing rent is £18,250 per annum.

An estate charge is payable by the tenant—the current charge for each unit is available on request.

VAT

The property has been elected for VAT and therefore it is anticipated that the transaction will be treated as a Transfer of a Going Concern (TOGC).

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful purchaser will be required to comply with procedure at the time the sale is agreed.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Further information/viewings strictly by appointment through the sole agents:

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

Contact: Jonathan Ling / Orla Kislingbury
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk
orla@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.