



To let

3 Manaton Court, Manaton Close, Matford
Business Park, Exeter, Devon, EX2 8PF

Viewing by prior appointment with
Jonathan Ling

(01392) 202203

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Self-contained office unit on ground & first floors

Approx: 1,730 sq ft / 160.7 sq m

4 dedicated parking spaces

Leases from as little as 12 month initial commitment

Rent from £18,000 per annum, plus VAT

Location

Manaton Court is located on Manaton Close, at Matford Business Park, which offers a mixture of office suites and business units set in mature landscaped grounds.

The offices are conveniently situated approximately 2.5 miles south of Exeter city centre and with easy access to the A38 Expressway and M5. The Matford Park & Ride buses stop close to the property.

Description

The property comprises a modern self-contained office unit on ground and first floors, with suspended ceilings, recessed LED lighting, perimeter trunking including cat-5E network cabling, wall-mounted electric heating and security alarm. The unit has 4 designated car parking spaces.

The unit has a loading door to the front elevation, which allows the ground floor to be used for storage/distribution, although it is currently fitted out for office use.

The first floor is currently divided by means of non-structural walls to form four offices and a store room, but can be opened up to an open-plan format if required.

Accommodation

The unit has a net internal floor area of approximately 1,730 sq ft / 160.7 sq m.

Proposal

The property is offered by way of a new lease for a term to be agreed on a contributory full repairing and insuring basis subject to a service charge.

A lease with an initial term of as little as 12 months is offered. Alternatively, leases with a term certain of 3 years or more may include Year 1 rental incentives, subject to other lease terms and tenant status.

The service charge covers external repairs and maintenance, landscaping, window cleaning and management of the property. There is also a charge for buildings insurance.

Rent

The commencing rent to be **£18,000** per annum plus VAT in the case of a lease for a term certain of 3 years or more.

Rates

The property has a rateable value of £15,000 and the rates payable in the year 2024/25 are understood to be £7,485.

Transitional Relief may apply, and would reduce the rates payable in the current year. Please contact the local authority's Business Rates department for details.

VAT

VAT is applicable to the rent and service charge.

Energy Performance Certificate

Assessed in band E.

Broadband / Connectivity

A report on the broadband packages available to this address, and the relative speeds they may offer, is available on request.

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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