



To let

2a Manaton Court, Manaton Close, Matford Business Park, Exeter, EX2 8PF

Viewing by prior appointment with
Jonathan Ling

(01392) 202203

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Self-contained ground floor offices in popular office
scheme at established Business Park

Approx: 746 sq ft / 69.3 sq m

Leases from as little as 12 month initial commitment

100% Small Business Rates Relief available

Rents from £9,000 per annum, plus VAT

Location

The premises are located on Manaton Close within the heart of the established Matford Business Park which offers a mixture of office suites and business units.

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 main Exeter Park & Ride is also nearby.

Description

The property comprises a modern self-contained ground floor office suite with suspended ceilings, inset lighting, wall mounted heating and its own kitchen and toilet facilities. There are two designated car parking spaces with the property.

Accommodation

The unit has a net internal floor area of approximately:

746 sq ft / 69.3 sq m

Proposal

The property is offered by way of a new lease for a term to be agreed on an effectively 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 (budgeted at £1,226 for the year 2025) covers external repairs and maintenance, landscaping, window cleaning and management of the property. There are also charges for building insurance and fire alarm maintenance.

Rent

The commencing rent to be **£9,000** per annum plus VAT in the case of a lease with a term certain of 3 years or more. For leases with shorter terms or greater flexibility, the Agents will be pleased to structure a proposal.

Rates

Rateable value: £7,600.00

Rates payable 2024/25: £3,792.40

100% rating relief is applicable to qualifying tenants and would reduce the rates payable to zero in the current year.

VAT

VAT is chargeable to the rent and service charge.

Energy Performance Certificate

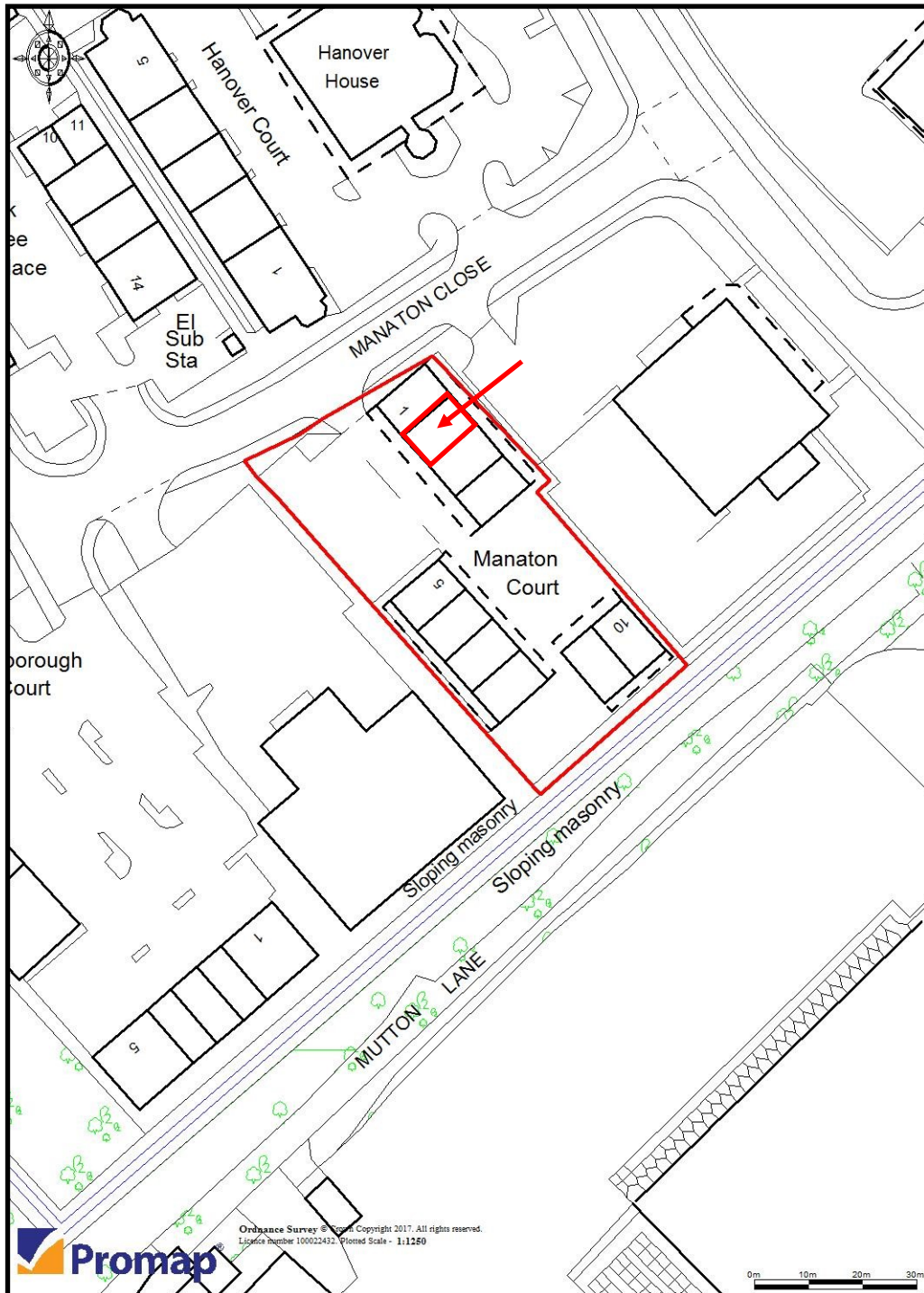
An EPC has been produced and the rating is C (59).

Viewing & Further information

Strictly by appointment through the sole agents:

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

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