

INDUSTRIAL
OFFICE
RETAIL

TO LET / MIGHT SELL

MODERN OFFICE PREMISES ON SOUGHT AFTER EXETER BUSINESS PARK WITH 4 PARKING SPACES

Ground Floor and First Floor Offices totalling some 257 sq.m (2,767 sq.ft)

**3 OAK TREE PLACE, MANATON CLOSE, MATFORD,
EXETER, DEVON, EX2 8WA**



An opportunity to enter into a new lease of this self-contained 2 storey office premises with 4 reserved car parking spaces on the sought after Matford Business Park on the edge of Exeter. The premises are exceptionally well fitted with a mix of cellular and open plan office space with parking, and offers easy access to the City centre and the M5 / A30 and A38 trunk roads.

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SITUATION AND DESCRIPTION

These well located premises are situated on the sought after Matford Business Park on the Edge of Exeter City Centre just off of the main spine road leading through the estate. The premises therefore offer excellent access to the City but also to the A30 / M5 and A38 / A380 trunk roads. Exeter is the capital city and county town of Devon and has firmly established its reputation of being the commercial centre of the South West. The city has a population of approximately 130,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has two mainline railway stations plus a modern and vibrant shopping area including the Princesshay Retail centre. Exeter airport is approximately 8 miles distant with regular national and international flights

Unit 3 Oak Tree Place has been extensively fitted with a reception area, meeting room and board room on the Ground Floor together with a kitchen and toilet. On the first floor are 2 cellular offices plus a generous central open plan area together with a further toilet and a small kitchenette. The premises are well appointed and are suitable for either an office user, or possibly a showroom on the ground floor with offices over. The premises include 4 parking spaces to the front, with the current occupiers also renting additional parking spaces which could be available if required by negotiation.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR

Reception **5.32m x 2.46m (17'5" x 8'1") max**

Approached from the parking area via a glazed door with glazed side panel. Recessed entrance mat. Stairs up to First Floor. Radiator. Carpet. Doors to

Office No 1 **5.44m x 5.42m (17'10" x 17'9")**

Large glazed window to the front. Radiators. Suspended ceiling with integrated strip lighting.

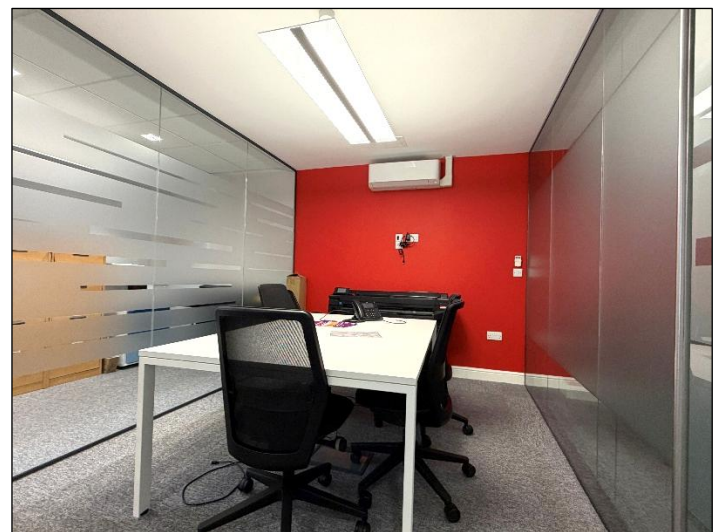


Store Cupboard **2.69m x 2.61m (8'10" x 8'7") max**

Useful walk in storage cupboard / Dead file store.

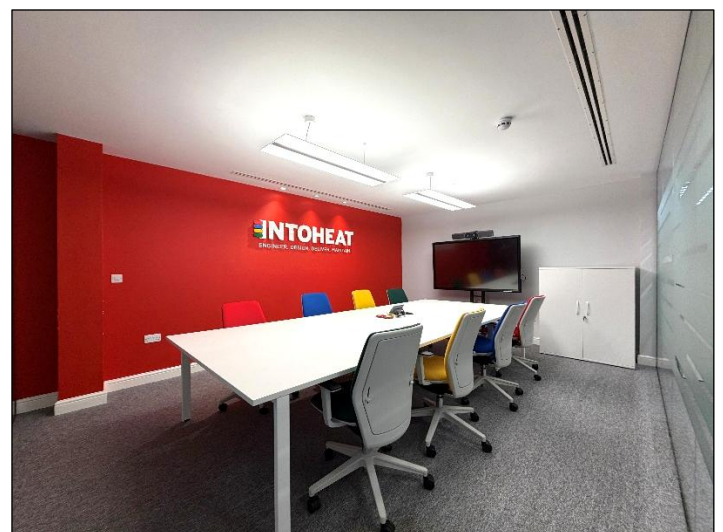
Glazed Office **4.00m x 2.72m (13'2" x 8'11") max**

Office or meeting room. Glazed panels to 3 walls with frosted panels. Carpeted. Suspended ceiling with integrated overhead lighting. Ceiling mounted Air con cassette.



Board Room **5.64m x 4.05m (18'6" x 13'3") max**

Spacious office with glazed walls to 2 walls with frosting. Carpeted. Overhead lighting. Air extraction system.



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Kitchen

3.29m x 2.69m (10'9" x 8'10") max

Range of wall and base units with worktop and inset stainless steel sink unit with single drainer. Tiled splashback. ZIP hot eater boiler. Altro flooring. Radiator. Suspended ceiling with inset LED lighting.



Office Rear

4.40m x 3.52m (14'5" x 11'6") max

Window to the rear. Glazed partitions to 2 elevations with frosting. Aircon cassette. Suspended ceiling with strip lighting.

Ladies Toilet

Low level WC suite and wash hand basin.

Comms Cupboard and Understairs Cupboard

Double doors with shelving as fitted.

FIRST FLOOR

Office

15.86m x 7.92m (52'0" x 25'11") max

Open plan with 2 cellular offices at each end. Suspended ceiling. HVAC air con / heating units. Carpeted. Overhead LED lighting.



Office Front

4.37m x 3.51m (14'4" x 11'6") max

Window to the front. Carpeted. Suspended ceiling with integrated Aircon cassette.



Kitchenette

3.18m x 1.94m (10'5" x 6'4") max

Wall and base units with inset stainless steel sink unit with single drainer. Tiled splashback. Space for fridge and dishwasher under. Altro flooring.

Toilet

Low level WC suite with wash hand basin.

EXTERNALLY

The property benefits from 4 allocated car parking spaces in the front courtyard area. In addition, the current occupiers rent up to 6 car parking spaces from an adjoining owner on the estate, and these could be available if required. Further details are available on request from the agents.

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SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises.

RENT AND TENURE

The premises are available by way of a new 6 or 10 year FRI lease with a midterm upwards only rent review, at a rental of £28,950 pax plus VAT. A tenant only break clause could also be incorporated at the mid-way point if required. A service charge is levied on each of the units on the estate for the costs on maintaining the common areas of the Estate. The lease will be contracted outside of the Landlord and Tenant Act.

Alternatively offers are sought in the region of £345,000 plus VAT for the remainder of the 125 year long leasehold interest (expires 31st January 2114) subject to a fixed peppercorn ground rent.

VAT

VAT is chargeable on the rent and service charge.

BUSINESS RATES

Rateable Value £18,250 (2026 Valuation List)

For further information and for the Rates payable, contact Exeter City Council Business Rates Department. (01392 277888)

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained for the premises. A summary is below with the full version available to download from the web site. The rating is: - C 65

ANTI MONEY LAUNDERING REGULATIONS COMPLIANCE

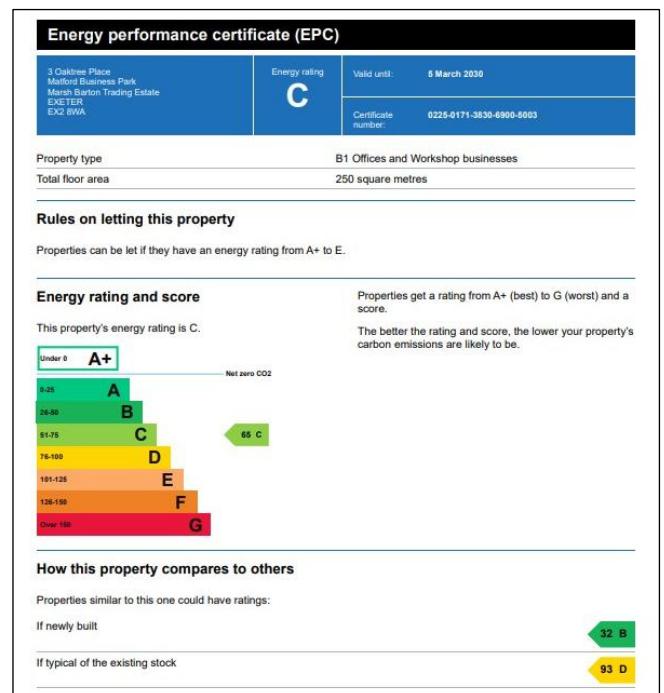
A successful tenant or purchaser will be required to provide proof of identity and address, plus proof of funds to satisfy the Anti Money Laundering requirements when Heads of Term are agreed.

LEGAL COSTS

A contribution of £395 plus VAT will be required towards the Landlords legal and administration costs for setting up a new lease. Each party will be responsible for their own legal costs for a sale.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0494)



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