



Suite C, Stratford House, Waterbridge Court,
Matford Park Road, Exeter, Devon, EX2 8EX

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

Jonathan@sccexeter.co.uk

Ground and first floor offices

Net Internal Area approx: 2,635 sq ft (245 sq m)

Separate access with potential for division

Convenient Matford location with strong road links

Generous yard and parking allowance

To let: £37,500 per annum

strattoncrebercommercial.co.uk

Location

The property is situated just off Bad Homburg Way, the central route linking Matford Park Road to Marsh Barton. Giving easy access to Exeter City Centre and the rest of Devon, via the A38 and M5, this is a desirable and well positioned business location.

With a generous parking allowance allocated to the property and strong public transport links nearby the offices are competitive option for those looking to acquire large modern space in a vibrant and well known business location.

Description

The accommodation is situated on the ground and first floor of Stratford House, an impressive and modern purpose built property which hosts Carparison Ltd, H2O (a hot tub service and supply showroom) and Cannings, Building Service Engineers .

The offices are accessed via ground floor glazed doors on the Eastern elevation. The space comprises a mixture of open plan office space with private offices, meeting rooms and staff welfare facilities throughout.

The office benefits from LED lighting, large windows and a modern office fit out The space would suit a variety of occupiers (subject to consents) as it is flexible and could be reconfigured to suit the requirement of the occupier.

It should also be noted that there is an excellent parking provision for 10 cars, located on site. A generous yard space with palisade fence is directly in-front of the property.

Accommodation

The accommodation comprises:

Description	Sq ft	Sq.m
Ground Floor	1,646	153
First Floor	988	91
TOTAL:	2,635	244

Lease Terms

The property is available by way of a new sub-lease. Initial rent of **£37,500 per annum**. Other terms to be agreed by negotiation. Please contact the agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C.

Business Rates

Due to reallocation of the space within the building the property will need to be reassessed.

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

Broadband and Connectivity

A report detailing the broadband services available to this property, and the relative speeds they may offer, is available on request.

Legal Costs

Both parties to bear their own legal costs in the transaction

VAT

VAT will be charged at the standard rate, where applicable.

Viewing & Further Information

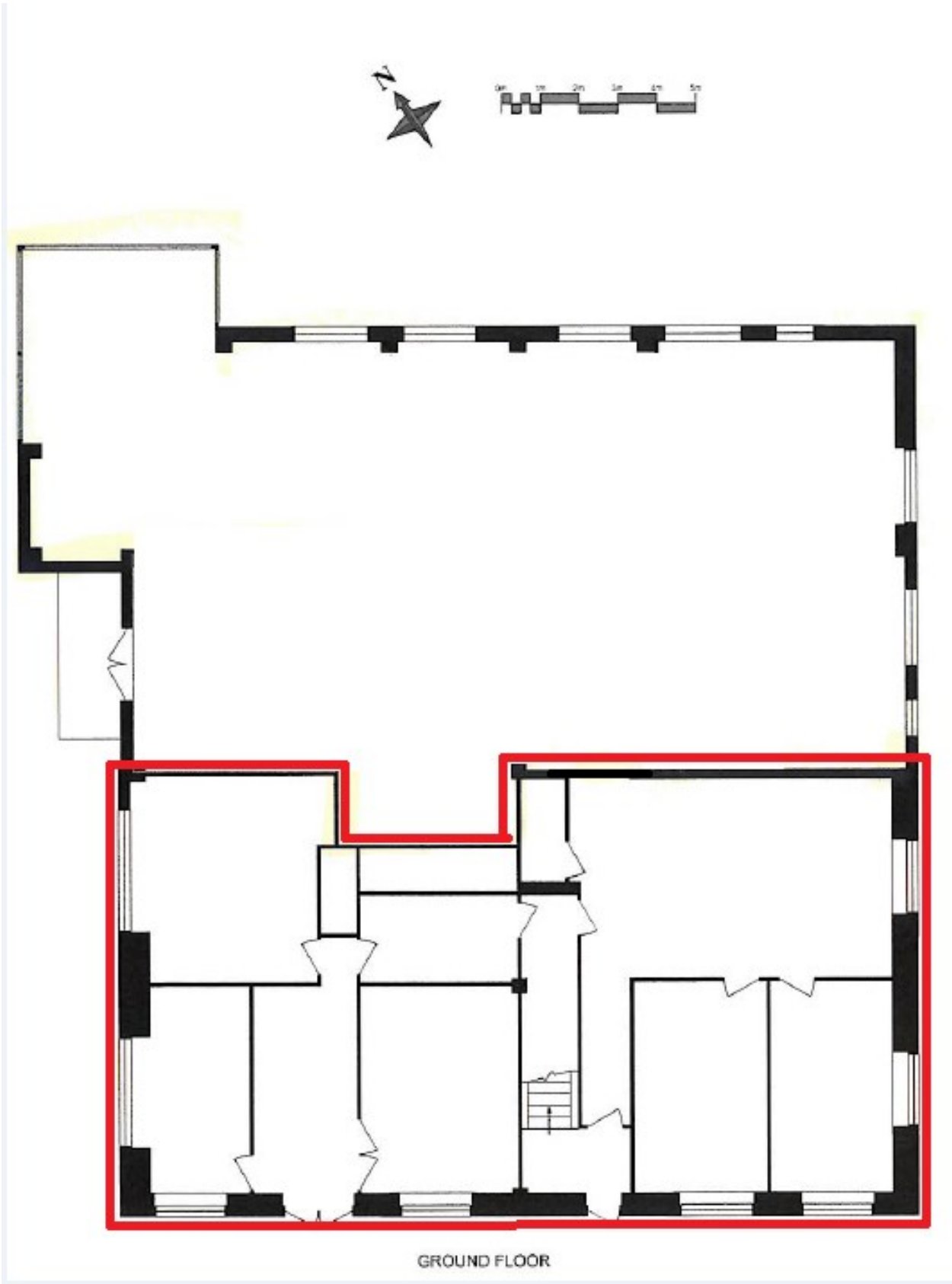
Strictly by appointment through the sole agents:

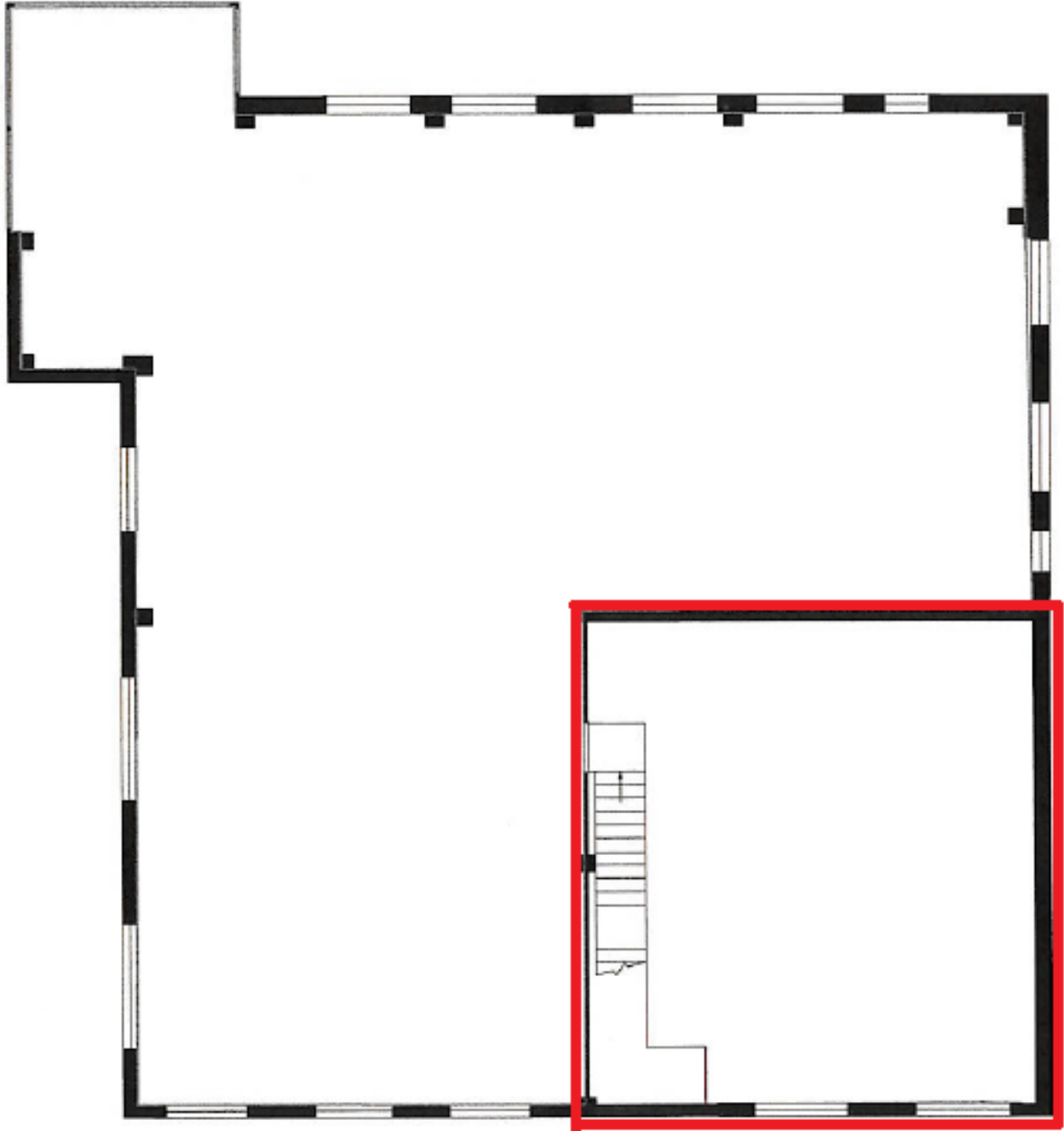
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling MSc MRICS
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk

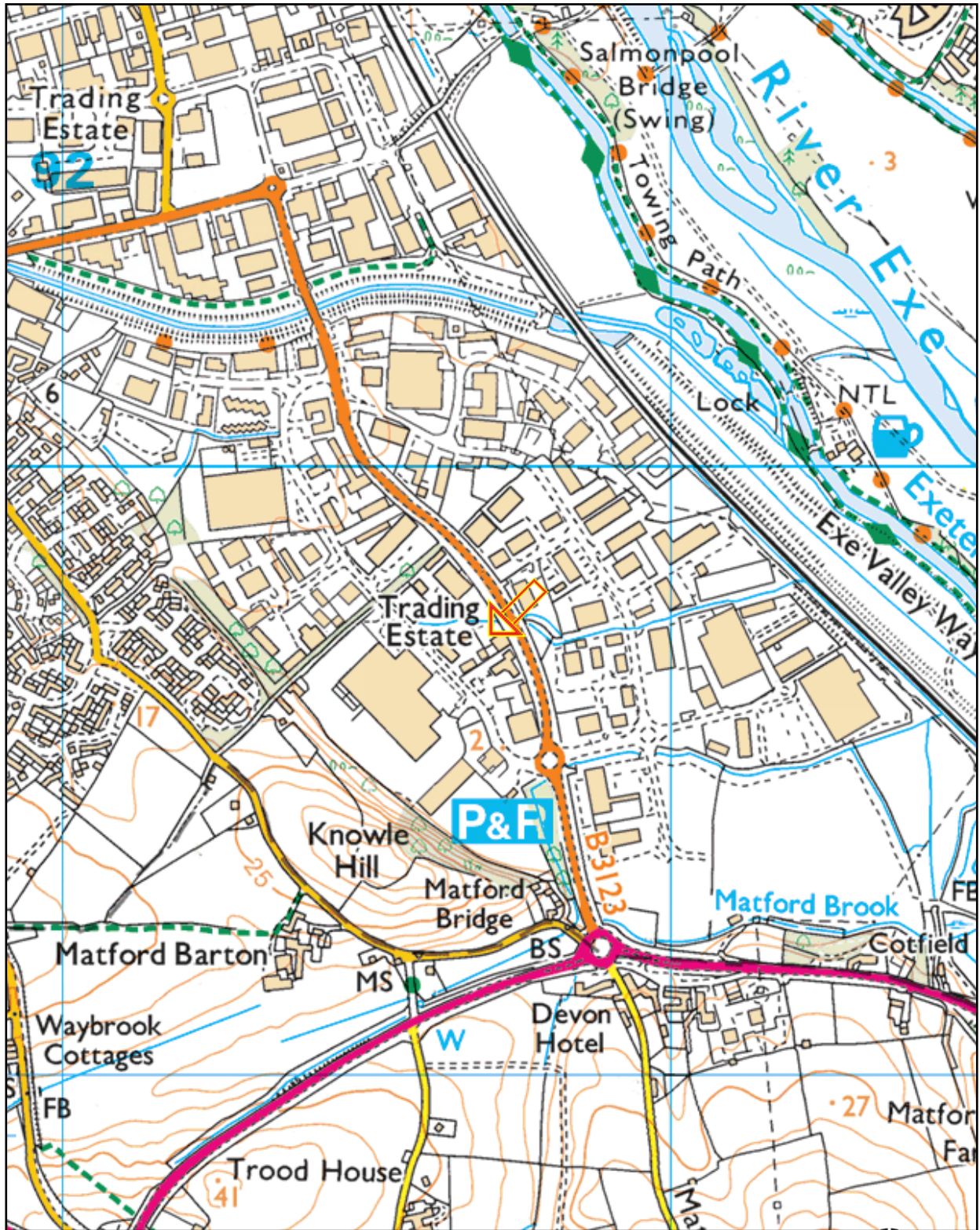
Or

Contact: Tom Churchward MSc Real Est.
Tel: (01392) 202203
Email: tom@sccexeter.co.uk





FIRST FLOOR



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