



# To let

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

Viewing by prior appointment with  
Jonathan Ling / Orla Kislingbury

**(01392) 202203**

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[orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk)

Self-contained office unit on ground & first floors

Approx: 1,738 sq ft / 161.5 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, wall-mounted electric heating and security alarm. The unit has 4 designated car parking spaces.

## Accommodation

The unit has a net internal floor area of approximately 1,738 sq ft / 161.5 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

Ground floor rateable value: £9,000.

First floor rateable value: £10,250.

## VAT

VAT is applicable to the rent and service charge.

## Energy Performance Certificate

Assessed in band E (121).

## 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

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