

TO LET

MODERN FIRST FLOOR OFFICES WITH PARKING IN A CONVENIENT LOCATION ON THE EDGE OF EXETER

Offices for 2 - 8 persons – 20 sq.m – 48 sq.m (217 sq.ft – 515 sq.ft)

High Speed Fibre Broadband - Use of large Meeting Room - All-inclusive rents

FIRST FLOOR OFFICE SUITES, PARTRIDGE HOUSE, KENNFORD, EXETER, DEVON, EX6 7TW



An opportunity to enter into a flexible monthly licence with 3 month minimum commitment, on these modern and well located first floor Offices with allocated parking to the front, offering easy access to Exeter but also the M5 / A38 / A380 trunk roads. The rents include the heating, lighting, aircon, electricity, cleaning, fibre broadband and even down to the tea and coffee in the shared kitchen, making this easy for tenants to budget. Each office includes at least 1 car parking space and the use of the Boardroom.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are located in a prominent location fronting the A38 at Kennford at the bottom of Telegraph Hill (A380) and Halden Hill (A38) at Splatford Split, offering ease of access to the South to Newton Abbot, Torbay and Plymouth, plus a direct link to the M5 Motorway linking London and the North. Exeter is a historic Cathedral City and forms the main administrative centre for the County of Devon. Exeter is a University City and the capital city and County town of Devon, having firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has a mainline railway station with a National and Regional airport nearby.

These self-contained offices range from 2 person to 8 person rooms on the first floor of this modern building. The space includes a fully fitted meeting room which is available to book and is available free of charge to tenants. There is a modern kitchen area with breakout benching, a lift for disabled access and shared toilets including an accessible toilet. Each office has a Heating and Ventilation cassette with ample power and data and fibre broadband enabling VoIP phones. The offices would therefore suit a variety of potential occupiers who require office accommodation in a convenient location with a car parking space, on an all-inclusive basis.

ACCOMMODATION

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

Approached from the parking area via a shared entrance with stairs or pedestrian lift rising to a landing with doors to

Reception / Kitchen Area

Modern kitchen with range of wall and base units and inset stainless steel sink with drainer and dishwasher under. This area includes a breakout bench with seating.



Gents Toilet and Ladies Toilet

Each with WC suite and wash hand basin. Electric air hand dryer.

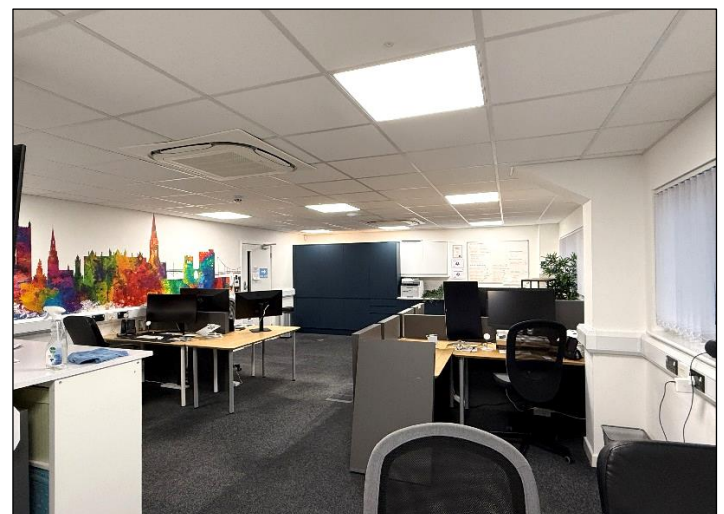
Accessible Toilet

WC suite with wash hand basin. Electric hot air hand dryer. Facilities to assist a disabled user.

Office 14A (2/4 Person) 4.87m x 4.13m (15'11" x 13'6") max
Windows to the rear. Power in dado trunking with data and telephone points as fitted. Suspended ceiling with integrated LED lighting. Carpeted. Ceiling mounted heating and aircon cassette.



Office 17 (6 – 8 Person) 9.81m x 5.64m (32'2" x 18'6") max
Spacious office with windows to one whole elevation making this a very light and airy room. It could be possible to install a partition to create a private office / meeting room. Power in dado trunking with data and telephone points as fitted. Suspended ceiling with LED lighting. 2 ceiling mounted heating and aircon cassettes.



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Meeting / Board Room (Seating for up to 12 people)

Window to the rear. Power in dado trunking with data and telephone points as fitted. Suspended ceiling with integrated LED lighting. Carpeted. Ceiling mounted heating and aircon cassette. Shared room with booking diary on first come basis.



EXTERNALLY

To the front of the building is a private car park with 1 reserved car parking space allocated to Office 14 with additional spaces available for the larger Office 17.

LICENCE

The Offices are available by way of a flexible 12, 24 or 36 month licence with a 1 months rolling mutual notice after an initial 3 month period. A 1 months rent deposit will be required, which will be returned to the tenant at the end of the term subject to the tenant not being in breach of the lease terms.

RENTS

The offices are available on rents as below: -

Office 11 -	Let
Office 12 -	Let
Office 14A -	£615 per month inclusive
Office 17 -	£1,095 per month inclusive

The rents are inclusive of electricity, lighting and heating, cleaning of common parts and the offices if required, insurance and repairs, and the use of the meeting room when required on a first come first served basis via a booking diary.

The offices also have use of high speed fibre broadband which can support VoIP Phone lines.

BUSINESS RATES

Each tenant will be responsible for the business rates for their individual office.

However, a reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify for this reduction, please contact Teignbridge District Council (01626 361101)

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained, a summary of which is below, a full version can be downloaded from the web site. The rating is:- B 36

VAT

VAT will be payable on the rent on this occasion.

LEGAL COSTS

Each party to be responsible for their own legal costs involved in this licence agreement. .

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of Tony Noon (07831 273148) Ref (0627)



Tel. 01392 691007
Mob. 07831 273148
Email. tn@noonroberts.co.uk
Web. www.noonroberts.co.uk



Energy performance certificate (EPC)

Partridge Cycles Superstore Barnford EXETER EX2 7TW		Energy rating B
Valid until 12 February 2029	Certificate number 0920-6992-0321-2730-8010	
Property type	A1/A2 Retail and Financial/Professional services	
Total floor area	608 square metres	

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

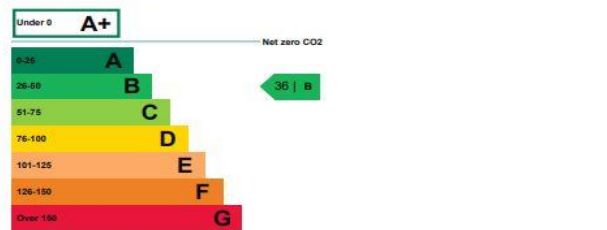
From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the compliance and exemption](https://www.gov.uk/guidance/landlords-on-the-compliance-and-exemption)

<https://www.gov.uk/guidance/landlords-on-the-compliance-and-exemption>

Energy efficiency rating for this property

This property's current energy rating is B.

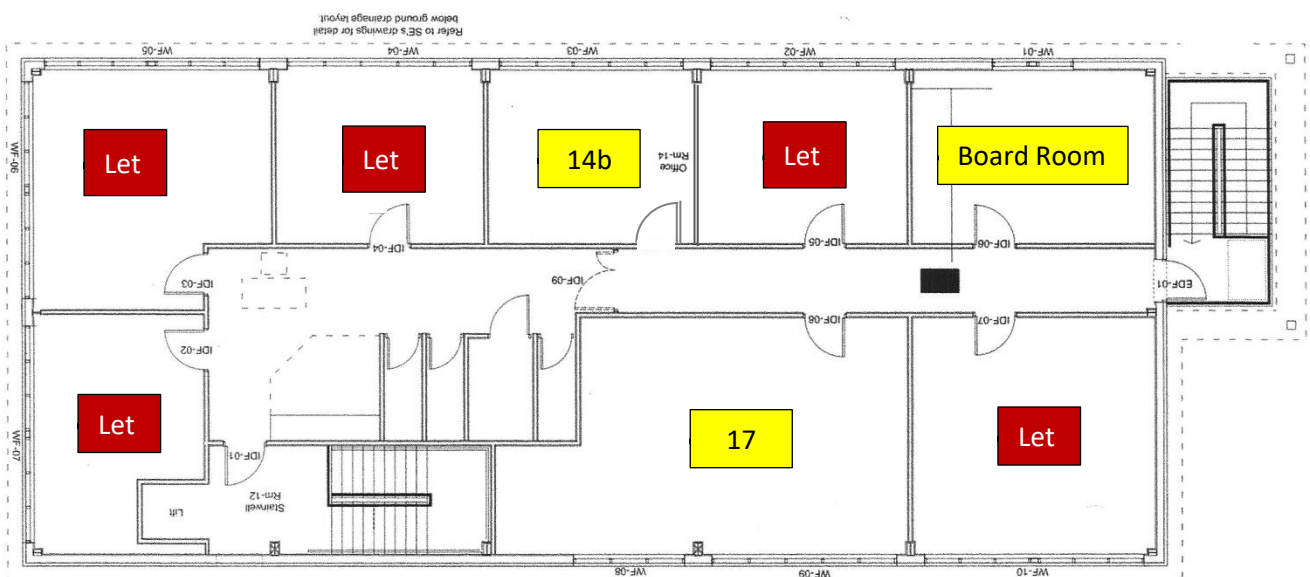


Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.