



# To let

## Unit 2, Aldens Business Court, Chudleigh Road, Alphington, Exeter, EX2 8TS

Viewing by prior appointment with  
Orla Kislingbury

**(01392) 202203**

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

Well presented office accommodation close to city centre

Office area: 778 sq ft (72.27 sq m)

Parking for 3 cars, plus unrestricted on-road parking in the vicinity

Available on new terms, to be agreed

To let: £12,000 per annum, plus VAT

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Aldens Business Court is a cluster of offices, mostly formed of converted barns, situated in the Alphington area of Exeter, around 2.5 miles south west of the city centre. It is around 1/2 mile from the A379 and has excellent access to the A30, leading to the M5, less than 1 mile away.

The nearby village centre of Alphington, and the adjacent Marsh Barton Trading Estate, offer local amenities including pub and post office.

## Description

Unit 2 comprises a ground floor large open plan office with separate meeting room and kitchen facility. The fit out includes air conditioning, gas fired central heating, perimeter trunking for data and telephony and Cat 2 lighting.

The property benefits from three allocated parking spaces and has access to communal WCs.

The property is available for immediate occupation.

## Accommodation

The property comprises the following approximate Net Internal Floor Areas: 778 sq ft (72.27 sq m)

## Lease Terms

The property is available by way of new lease with a guide rent of **£12,000 per annum exclusive** all other terms are to be agreed by negotiation.

Internet and telephony are to be the responsibility of the tenant. Utilities are managed by service charge, please enquire with agent for further details.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C (72)

## Business Rates

Rateable Value: £9,600  
Rates payable: £4,790.40 per annum

Please note 100% Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

## VAT

VAT is applicable to the rent and estate charge.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Orla Kislingbury  
Tel: (01392) 202203  
Email: [orla@sccexeter.co.uk](mailto:orla@sccexeter.co.uk)



**Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

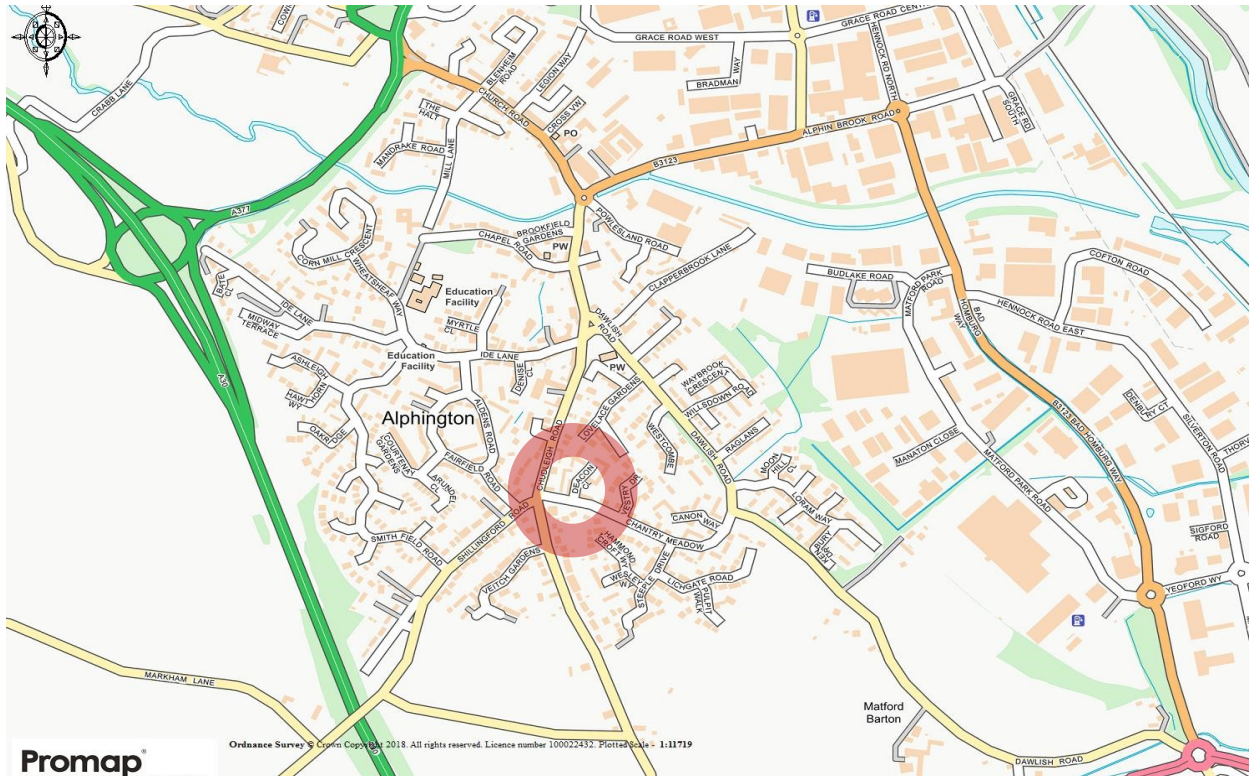
E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

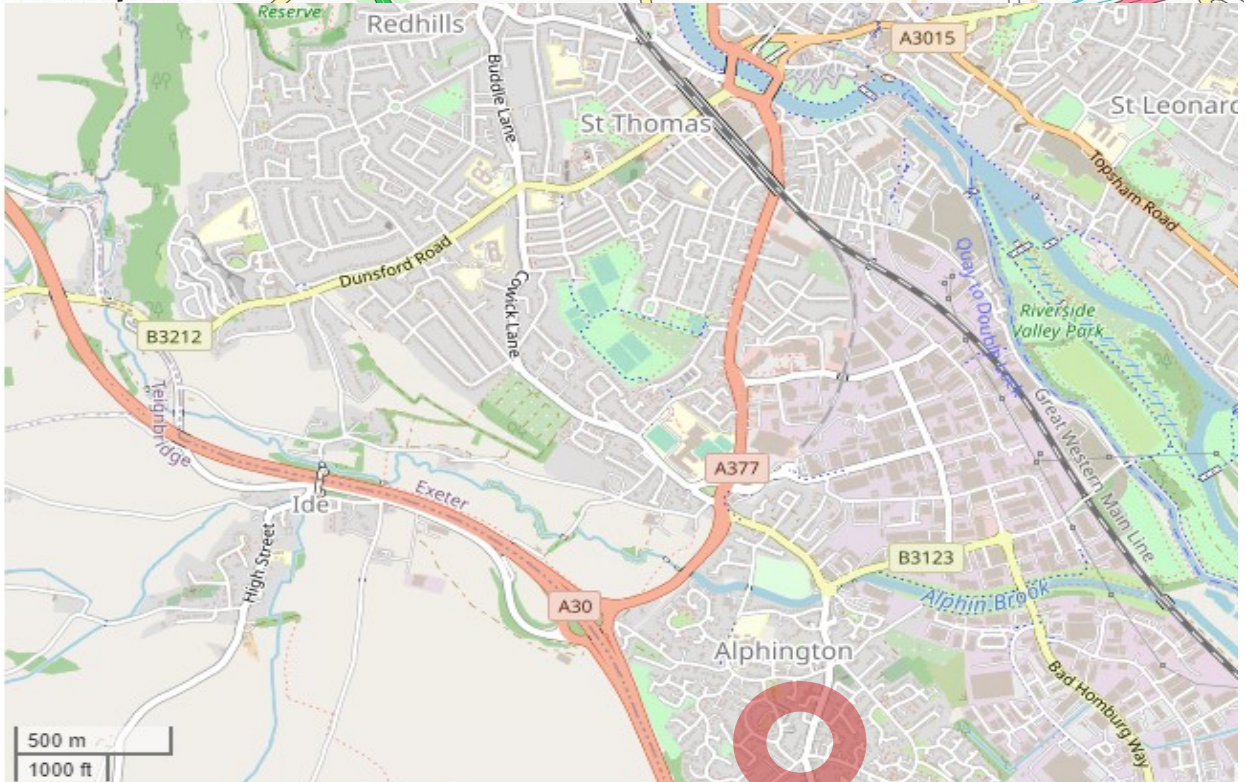
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500 m  
1000 ft



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