

TO LET

GROUND FLOOR OFFICE SUITE ON SOUGHT AFTER EXETER BUSINESS PARK WITH 7 PARKING SPACES

Approximately 142 sq.m (1,525 sq.ft)

**RICHMOND COURT, EMPEROR WAY, EXETER BUSINESS PARK,
EXETER, DEVON, EX1 3QS**



An opportunity to enter into a new lease of the Ground Floor of this purpose-built Office building on the much sought after Exeter Business Park which is located close to the M5 Motorway at Junction 29. The suite is well presented with windows to 4 elevations making this very light and airy, and benefits from 7 allocated car parking spaces in the paved courtyard area. Early occupation is available if required.

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SITUATION AND DESCRIPTION

Richmond House is located on the popular Exeter Business Park, situated on the edge of Exeter just off Junction 29 of the M5 motorway, and close to the junctions with the A30, A38 and A380 making this a very central and convenient location. Exeter City centre with its busy retail area and wide range of amenities is within easy reach, including a mainline railway station (St David's, Exeter - Paddington, London) together with a busy Regional and National airport closeby. Exeter is the capital city and county town of Devon and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 120,000 with a 'drive to work' population of some 480,000 within a 45-minute catchment area.

Richmond House is a purpose-built office building on a mature site and arranged as 2 suites on ground and first floors, each with their own entrance and parking allocation. The Ground floor suite is now available offering one large open plan Office with a meeting / training room leading off and a kitchen / staff room and toilet facilities. To the front is a spacious landscaped and paved car parking area with 7 allocated car parking spaces reserved for this suite.

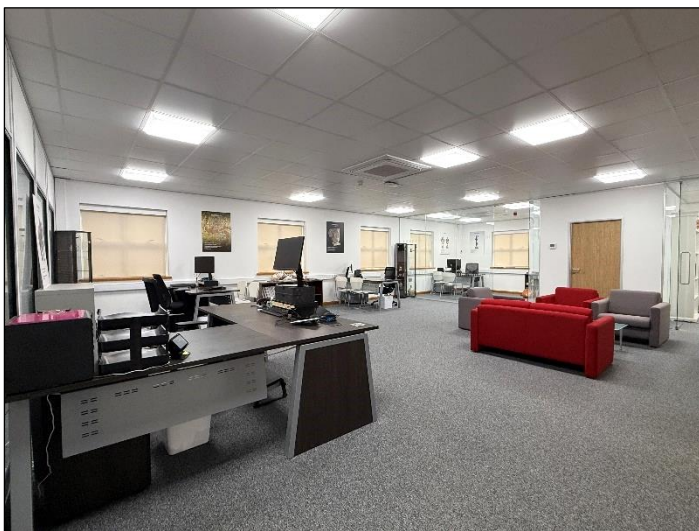
ACCOMMODATION

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

GROUND FLOOR

Approached from the front Car Parking area via glazed entrance doors into an entrance lobby with doors to

Main Office No 1 **8.28m x 7.82m (27'2" x 25'8") max**
Light and airy suite with windows to one elevation. Suspended ceiling with integrated LED lighting. Carpeted. Dado trunking for data and power. Radiators as fitted. Ceiling mounted aircon Unit.

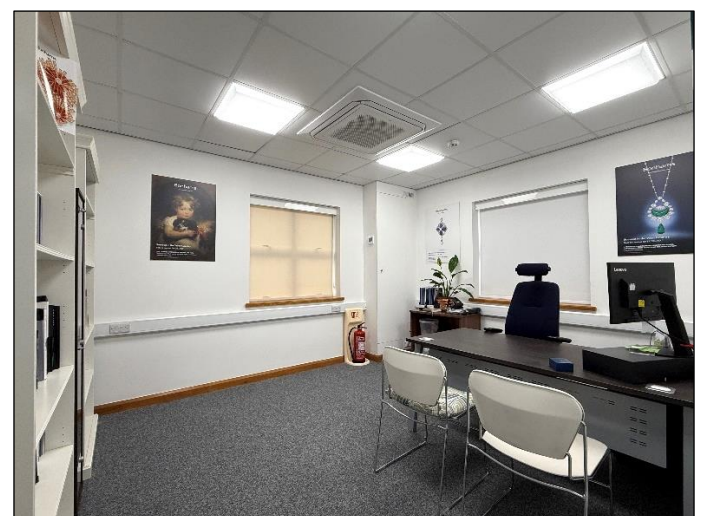


Store Room **3.52m x 1.81m (11'6" x 5'11") max**
Useful storage area. Window. Suspended ceiling with LED lighting. Power as fitted.

Office No 2 **4.31m x 3.59m (14'2" x 11'9") max**
Glazed partition to the main office. Dual aspect with 2 windows. Suspended ceiling with integrated LED lighting and Aircon cassette. Dado trunking for power and data. Carpeted. Radiators.



Office No 3 **4.31m x 3.63m (14'2" x 11'11) max**
Dual aspect with 2 windows to the side and front. Suspended ceiling with integrated LED lighting and Aircon cassette. Dado trunking for power and data. Carpeted. Radiators.



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Meeting / Training Room 6.79m x 3.59m (22'8" x 11'9") max
Glazed partition to the main office with integrated blinds for privacy. Suspended ceiling with LED lighting. Dado trunking for power and data. Carpeted. Radiators. Windows to 2 elevations offering excellent natural light. Aircon cassette.



Kitchen 3.57m x 3.57m (11'9" x 11'9") max
Range of wall and base units under worktop and inset stainless steel sink unit with single drainer. Space for fridge under. Dual aspect. Vinyl flooring. Aircon cassette.



Toilet
Low level WC suite with wash hand basin. Window.

Accessible Toilet
Low level WC suite with wash hand basin. Hand dryer.

EXTERNALLY
To the front of the building is a landscaped and paved Parking area with 7 car parking spaces allocated to this suite.



RENT AND TENURE

A rent of £22,950 per annum is sought for a new 6 year effective FRI lease by way of service charge, with a mid-term upwards only rent review. A mid-term tenant only break clause can be incorporated if required with 6 months prior written notice. The lease will be contracted outside the Security of Tenure provisions of the Landlord and Tenant Act 1954. The tenants will reimburse the Landlords for a proportion of the Buildings Insurance premium. The current service charge is £550 per quarter.

VAT

VAT is payable on the rent and service charge.

LEGAL COSTS

A contribution of £495 plus VAT is required towards the Landlords legal and administration costs, including abortive costs, in the setting up of the new lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the property, a summary of which is attached below. A full copy is available to download from the web site. The Rating is C 51.

BUSINESS RATES

Rateable Value: - £18,750 (2023 Valuation)

For further information on the Business Rates please contact Exeter City Council (01392 277888)

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0610)



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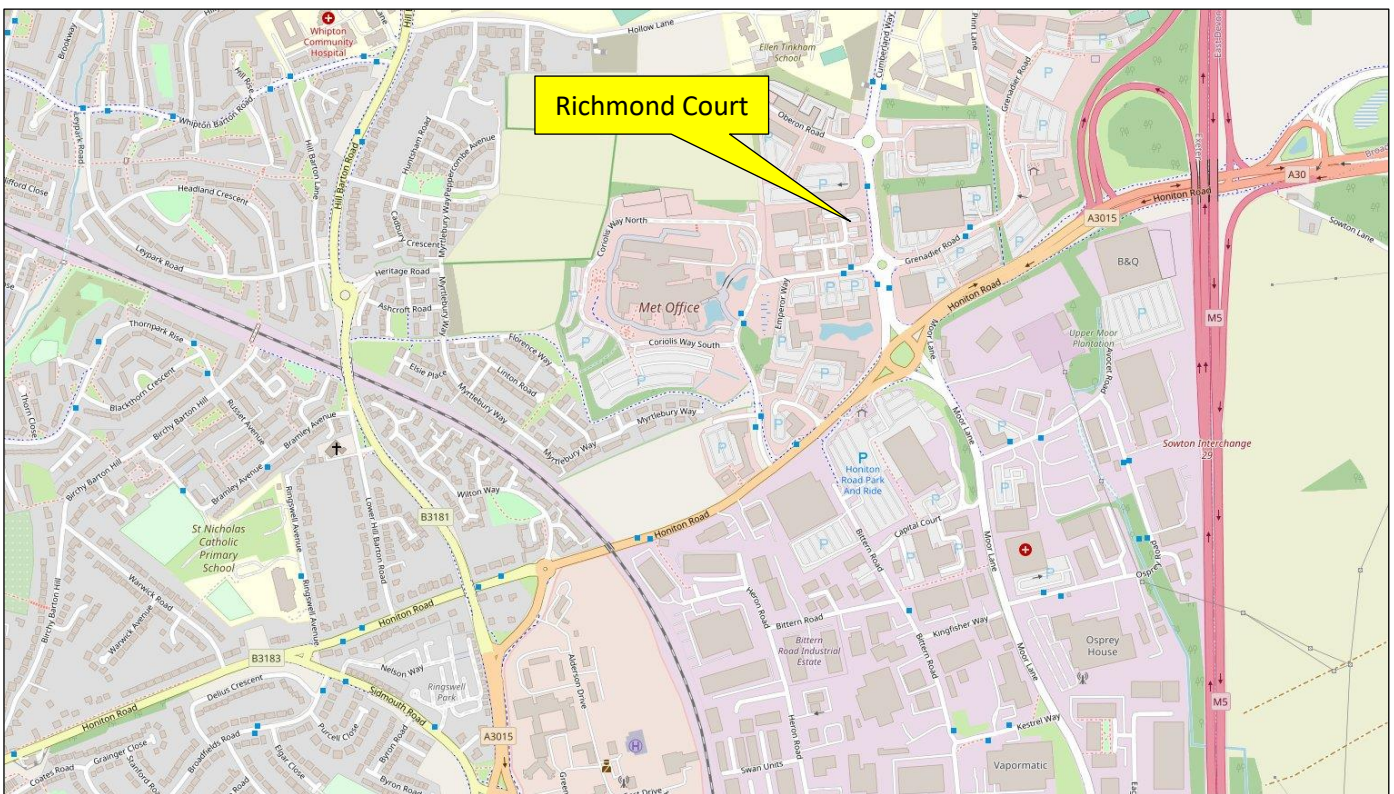
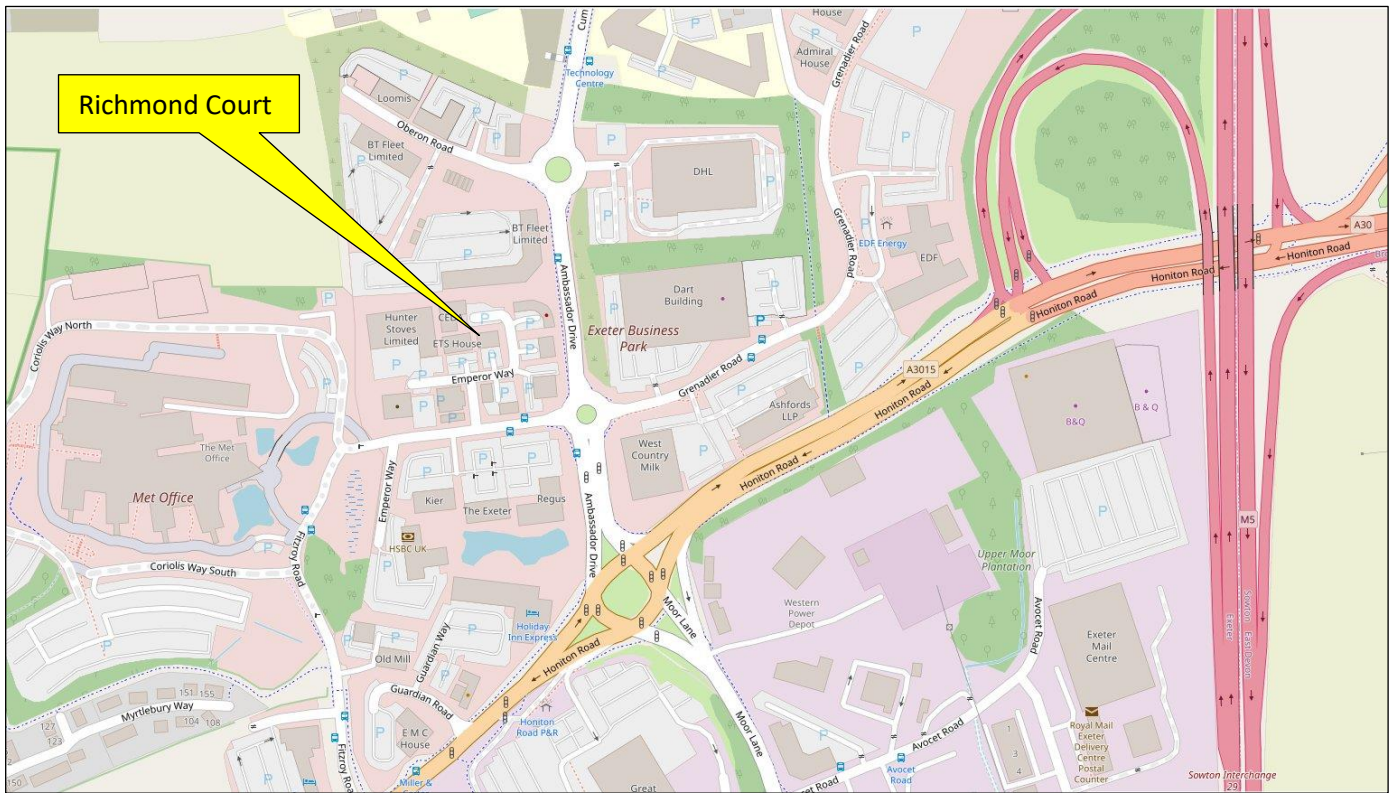
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