

TO LET

BRAND NEW SELF-CONTAINED OFFICE UNIT WITH PARKING ON ATTRACTIVE LANDSCAPED SITE ON THE EDGE OF EXETER – AVAILABLE MARCH 2021

Ground Floor of approx. 54 sq.m (581 sq.ft) with 54 sq.m (581 sq.ft) on First Floor
so totalling some 108 sq.m (1,162 sq.ft) plus 6 reserved car parking spaces

**UNIT 6 SPLATFORD BARTON BUSINESS PARK, SPLATFORD LANE,
KENNFORD, NEAR EXETER, DEVON, EX6 7XY**



An exciting development of 10 brand new self-contained Business Units conveniently located in a semi-rural location on the fringes of Exeter, and yet just 500 hundred yards from the A38, A380 and M5 Motorway, offering almost unrivalled communications to the County's trunk road network. Each building is arranged on Ground and First floors with a toilet on each level and a kitchenette area on the ground floor. The buildings suit a variety of potential users and benefit from 6 allocated car parking spaces.

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SITUATION AND DESCRIPTION

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 two mainline railway stations with a National and Regional airport nearby and a cross channel ferry port at Plymouth.

The development is located at Splatford, which is close to Kennford and at the bottom of Telegraph and Halden Hill where these two main roads separate to Torbay or Plymouth. The premises are therefore close to Exeter and its amenities but also giving direct access to most of the County's main road access. The site is a new development adjoining the existing business centre, with occupiers including Architects, Property Developers, a local Charity and a Facilities management company, but these units would suit a variety of potential users. Completion is due in March / April 2021.

ACCOMMODATION

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

The Unit

The unit is self-contained and offers accommodation on ground and first floor. The premises are to be constructed to a high standard including feature brick and clad elevations to the front with clad elevations to the side and rear with aluminium windows.



The internal finishes will include a Toilet on each level, plus a small Kitchenette on ground floor. The floors will be carpeted with perimeter trunking for power and the ability for purchasers to arrange for their own data cabling to be installed. Both floors have suspended ceilings with integrated LED lighting.

EXTERNALLY

The site is accessed through the existing landscaped site with its own dedicated parking. Each unit will benefit from 6 allocated parking spaces.

RATES

Rateable Value: - To be assessed on completion

We are advised that qualifying businesses will benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount please contact Teignbridge District Council on 01626 361101.

RENT

A rent of £11,950 per annum plus VAT is sought for this brand new office building.

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the third year. A tenant only break clause can also be incorporated at the end of the third year if required, by providing 6 months prior written notice. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

SERVICES

Mains water and electricity are available with a private drainage system. A BT Fibre connection has been bought into the building.

SERVICE CHARGE

A service charge will be payable for the external landscaping and maintenance plus any shared services on site. Full details are available on request.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be available. Full details on request.

LEGAL COSTS

A contribution of £395 plus VAT is required towards the Landlords legal and administration costs, including abortive costs, for setting up the new lease.

VAT

VAT is payable on the rent and any service charge.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0612)



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Existing Office on site

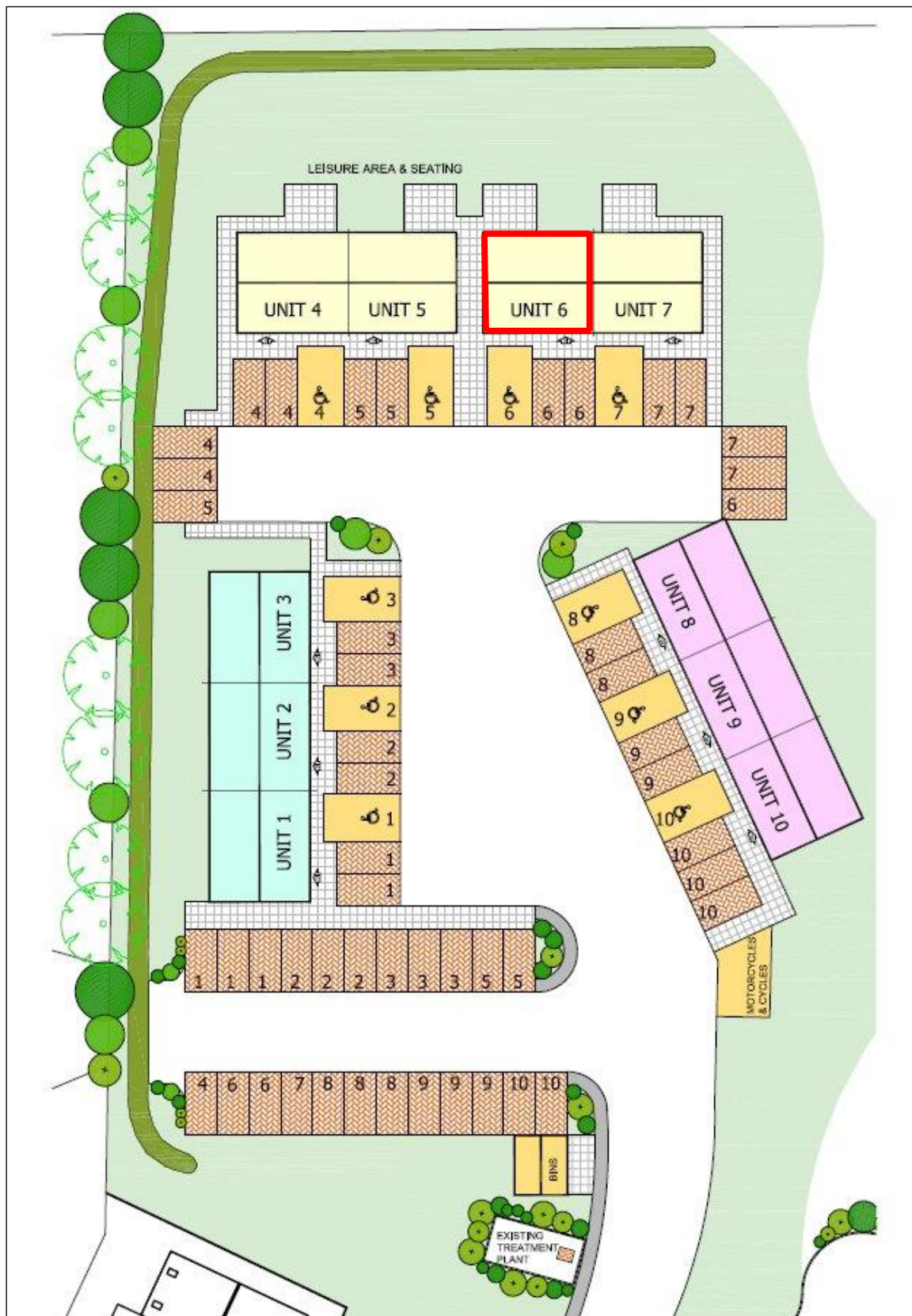


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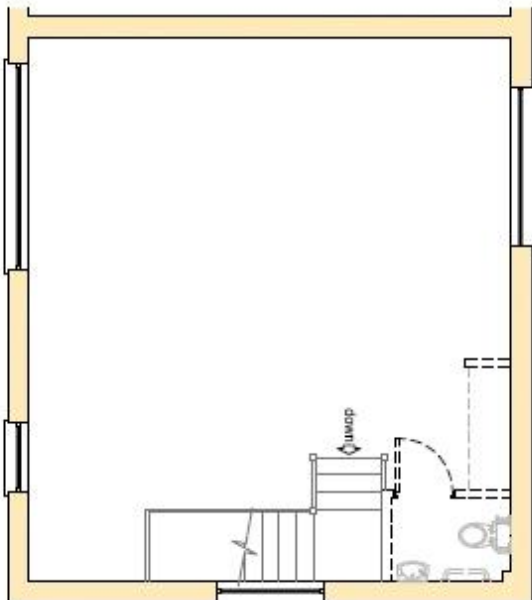
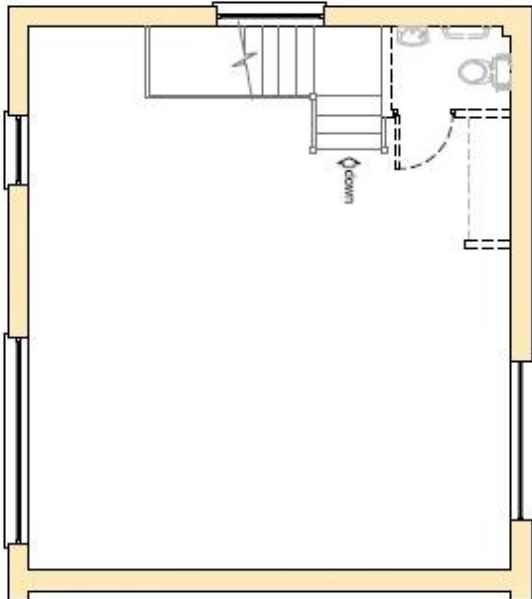


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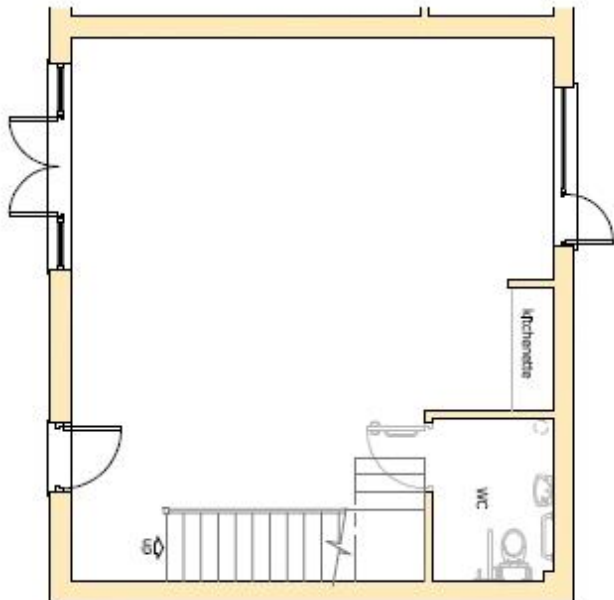
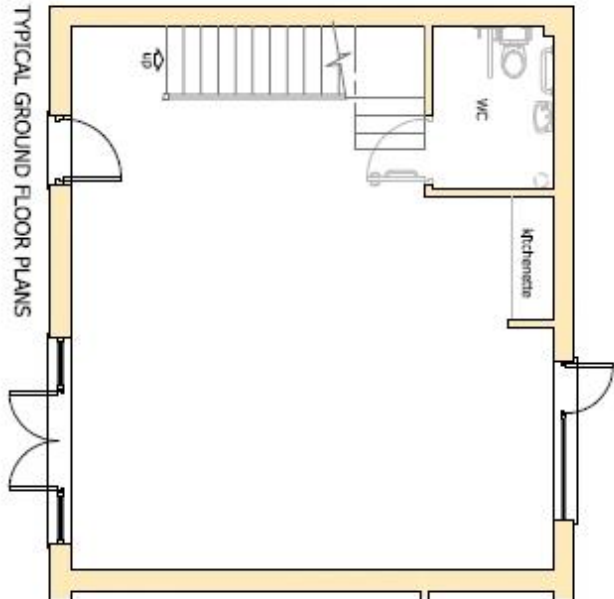
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TYPICAL FIRST FLOOR PLANS



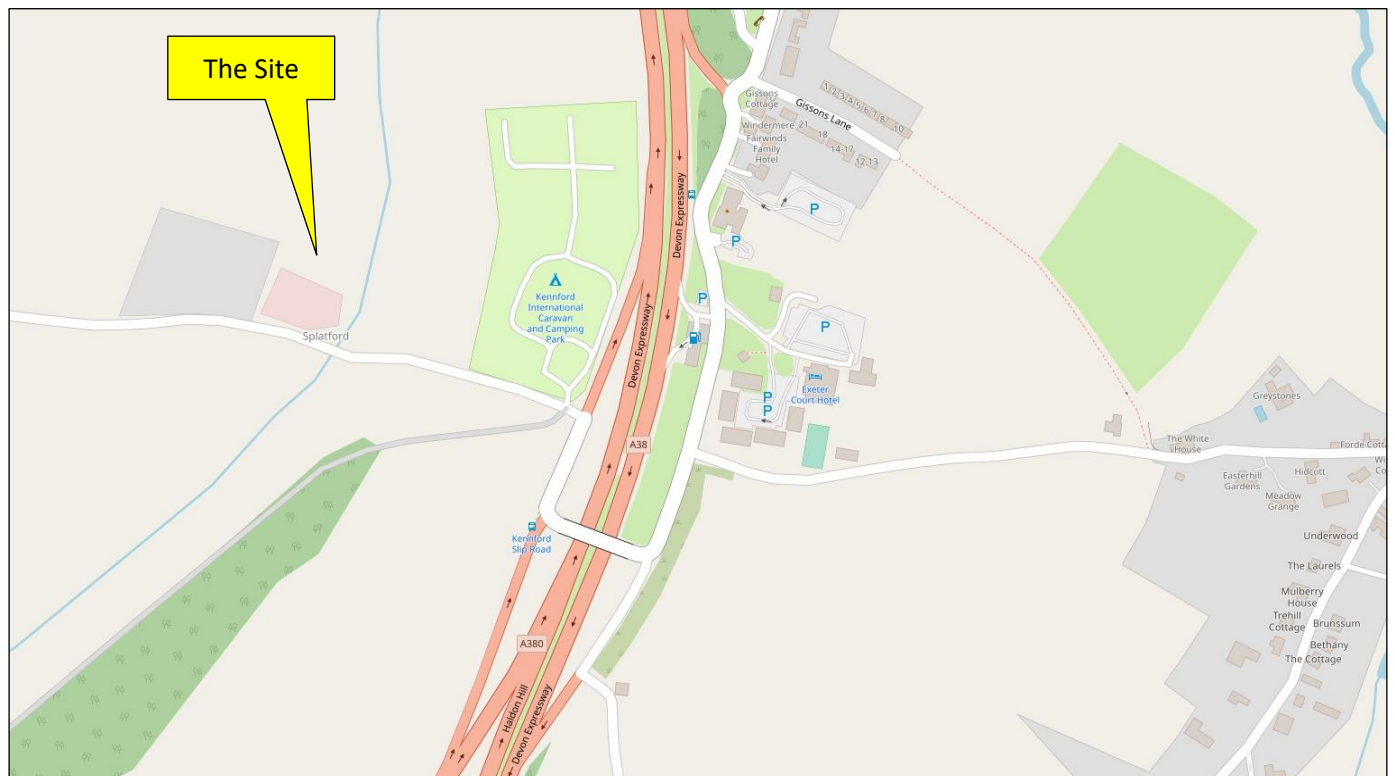
TYPICAL GROUND FLOOR PLANS



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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.