

# FOR SALE/ MIGHT LET

## MODERN OFFICE / STORAGE PREMISES ON SOUGHT AFTER BUSINESS PARK WITH 4 PARKING SPACES

Ground Floor Storage / Offices of 128 sq.m (1,377 sq.ft) plus First Floor  
Offices of 129 sq.m (1,390 sq.ft) so totalling some 257 sq.m (2,767 sq.ft)

**3 OAK TREE PLACE, MANATON CLOSE  
MATFORD BUSINESS PARK, EXETER  
DEVON, EX2 8WA**



An opportunity to purchase the remainder of a long lease of these self-contained 2 storey office and storage premises with 4 reserved car parking spaces on the sought after Matford Business Park on the edge of Exeter. The premises offer easy access to the City centre and the M5 / A30 and A38 trunk roads, and are suitable for a variety of potential users. A new 6 or 10 year lease may also be available, details on request.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

#### SITUATION AND DESCRIPTION

These well located premises are situated on the sought after Matford Business Park on the Edge of Exeter City Centre just off of the main spine road leading through the estate. The premises therefore offer excellent access to the City but also to the A30 / M5 and A38 / A380 trunk roads. Exeter is the capital city and county town of Devon and has firmly established its reputation of being the commercial centre of the South West. The city has a population of approximately 130,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has two mainline railway stations plus a modern and vibrant shopping area including the Princesshay Retail centre. Exeter airport is approximately 8 miles distant with regular national and international flights

Unit 3 Oak Tree Place has recently been fully refurbished which included new LED lighting, carpeting and a gas fired heating system on the ground floor with heating / air con system on the first floor. The premises are arranged on Ground and First floors and could be subdivided by floor if a purchaser wished to share the space or rent out part that they did not need to occupy. The premises would therefore suit a variety of potential occupiers.

#### ACCOMMODATION

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

#### GROUND FLOOR

**Office / Storage Area** 16.04m x 7.98m (52'8" x 26'2") max

Approached from the parking area via two sets of glazed doors allowing the building to be occupied floor by floor if required.



The space is currently arranged as an open plan office but could be subdivided if required. The office is light and airy making this an ideal tele sales floor, or could be used as a showroom.

#### Toilet

Low level WC suite and wash hand basin.

#### Kitchen

The owners are proposing to install a small kitchenette area with stainless steel sink inset into worktop with cupboards and drawers below and above.

Entrance lobby with staircase leads up to the .....



#### FIRST FLOOR

##### Office

16.04m x 8.05m (52'8" x 26'5") max

Windows to the front elevation into this bright and airy open plan office. Suspended ceiling with integrated LED lighting. Integrated HVAC heating and cooling system. Dado trunking with power as fitted and provision for data installation.



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#### Toilet

Low level WC suite with wash hand basin.

#### Kitchen

Wall and base units with inset stainless steel sink unit with single drainer. Space for fridge under. Electric water heater.



#### EXTERNALLY

The property benefits from 4 reserved car parking spaces in the front courtyard area.

#### PRICE OR LEASE

Offers are invited in the region of £309,500 plus VAT for the remainder of the 125 year long leasehold interest (expires 31<sup>st</sup> January 2114) subject to a fixed peppercorn ground rent. A service charge is levied on each of the units on the estate for the costs on maintaining the common areas of the Estate

Alternatively, a new FRI lease could be available for a term of 6 or 10 years with a midterm upwards only rent review, at a rental of £25,000 pax. Full details on request.

#### BUSINESS RATES

Rateable Value	£12,500	(2017 Valuation List)
Rates Payable	£ 6,000	(2018 – 2019)

We understand that a Business Rates reduction of up to 100% may be available for qualifying businesses under the Small Business Rate Relief scheme. To see if you or the premises qualify for this relief please contact Exeter City Council Business Rates Department for further details. (01392 277888)

#### SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises.

#### ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained for the premises. A summary is below with the full version available to download from the web site. The rating is: - D:84

#### LEGAL COSTS

Each party to be responsible for their own legal costs for a sale. A contribution of £395 plus VAT will be required towards the Landlords legal and administration costs for setting up a new lease.

#### VIEWING

Strictly by prior appointment only with the joint sole agents, for the attention of either Kye Daniels at JLL (01392 429307) or Tony Noon at Noon Roberts (07831 273148) Ref (0494)



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Mob. 07831 273148

Email. tn@noonroberts.co.uk

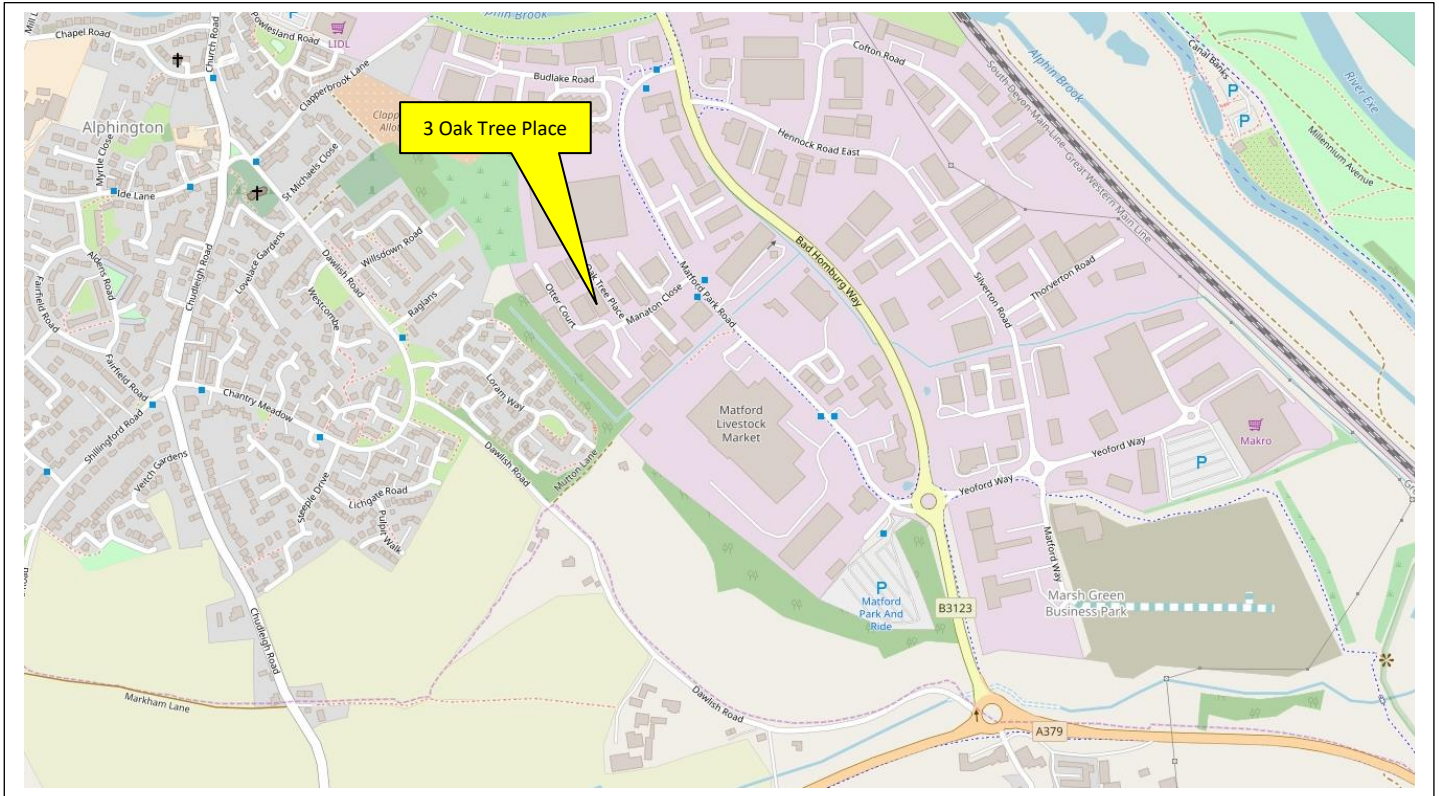
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## Energy Performance Certificate Non-Domestic Building



3 Oaktree Place  
Matford Business Park  
Marsh Barton Trading Estate  
EXETER  
EX2 8WA

**Certificate Reference Number:**  
0990-5992-0333-1080-1054

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

### Energy Performance Asset Rating

More energy efficient

A+

Net zero CO<sub>2</sub> emissions

A 0-25

B 26-50

C 51-75

D 76-100

◀ 84

This is how energy efficient the building is.

E 101-125

F 126-150

G Over 150

Less energy efficient

### Technical Information

Main heating fuel:	Natural Gas
Building environment:	Heating and Natural Ventilation
Total useful floor area (m <sup>2</sup> ):	240
Assessment Level:	3
Building emission rate (kgCO <sub>2</sub> /m <sup>2</sup> per year):	63.05
Primary energy use (kWh/m <sup>2</sup> per year):	Not available

### Benchmarks

Buildings similar to this one could have ratings as follows:

31 If newly built

91 If typical of the existing stock