



Turner Locker
Commercial Property Consultants

EXETER
7 OAKTREE PLACE
MATFORD BUSINESS PARK
EX2 8WA



OFFICES TO LET

FIRST FLOOR
Office area 127.4 sq m (1371 sq ft)
WITH 4 CAR SPACES

First floor, Unit 7, Oaktree Place, Matford Business Park, Exeter

LOCATION & DESCRIPTION

Unit 7 is a modern commercial building, constructed in recent years at Oaktree Place in Matford Business Park. It is in an attractive 'out of town' setting which comprises similar purpose built office and business units, set around forecourt parking. The development is approximately 3½ miles south of Exeter City Centre, with easy access to the Ring Road, both Regional and Trunk roads and the M5 motorway.

These are modern offices of a light and spacious design, with central heating. The layout with approximate measurements includes:

A glazed entrance lobby & stairs to first floor which opens to an open plan general office area which is light and spacious measuring 13.34m x 8.75m overall -(net office area of 103 sq m)

Leading off is a Managers Office: 3.83m x 3.19m = 12.2 sq m.

A second room with borrowed light measures: 3.84m x 3.20m = 12.2 sq m, being ideal for computer room / photocopier or stationery/store.

Net Office area: 127.4 sq m (1371 sq ft) -plus Staff facilities as follows:

Gross overall area 141.2 sq m (1519 sq ft)

A well kitchenette, with sink unit, granite work surface, cupboards and wall units. There are separate men's and ladies toilets with washbasins and cloakroom.

PARKING

4 car parking spaces in the forecourt parking area.

TERMS

The property is available on a new lease at a commencing rental of £12,000 per annum exclusive, plus service charge.

BUSINESS RATES to be re-assessed.

VIEWING; Turner Locker & Co.
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Subject to contract – exclusive of VAT where applicable.

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