



Turner Locker
Commercial Property Consultants

EXETER

9 OAKTREE PLACE

Manaton Close

MATFORD BUSINESS PARK

EX2 8WA



OFFICES FOR SALE

126.83 sq m (1364 sq ft)

WITH 3 CAR SPACES

Unit 9, Oaktree Place, Matford Business Park, Exeter

LOCATION & DESCRIPTION

Unit 9 is a modern commercial building providing air conditioned office space on the ground and first floor. The ground floor is currently arranged as a general office with two small private offices, a server room and cloakroom, whilst the first floor is entirely open plan with the exception of a large kitchen/staff room at the rear. Both floors have cassette air conditioning whilst the ground floor is in good decorative order but the first floor does require some redecoration and re-modeling.

Oaktree Place provides an attractive, out of town setting where similar purpose built offices and business units are set around a paved forecourt and parking areas with landscaping. The development is approximately 3½ miles south of Exeter City Centre, giving very easy access to the Ring Road and both Regional and Trunk roads and the M5 motorway.

ACCOMMODATION

Ground Floor: Totalling approximately 61.63 sq metres (663 sq ft) (net of cloakrooms). Open tread steel stairs rise to

First Floor: Offices totaling 65.2 sq metres (701 sq ft).

PROPOSAL

The property is for sale on the residue of a 125 yr lease (from Feb 1989) subject to a fixed 'peppercorn' ground rent. The Service charge is currently £66.40 + VAT per quarter

PRICE

£200,000 excl. VAT

PARKING 3 car parking spaces available in the forecourt parking area.

BUSINESS RATES from VOA website:-

Rateable Value £14,500

Rates Payable (2010/11) £7,033.

VIEWING; **Turner Locker & Co.**
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www.turner-locker.co.uk

Subject to contract – exclusive of VAT where applicable.

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