



Turner Locker
Commercial Property Consultants

EXETER

4 OAKTREE PLACE

Manaton Close
MATFORD BUSINESS PARK
EX2 8WA



TO LET

GROUND FLOOR 115.7 SQM (1245 SQFT)
WITH 3 CAR SPACES

Unit 4, Oaktree Place, Matford Business Park, Exeter, EX2 8WA

LOCATION & DESCRIPTION

Unit 4 is within a modern business unit providing self contained office space on the ground and first floors.

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

This ground floor suite is of a light and spacious design, with suspended ceilings, electric convector heaters, carpet and stone floor tiling. There is a staff kitchen area and mens and ladies toilets.

NET Office area is approx; 115.7 sqm (1245 sqft).

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

TERMS

The Suite is available on a new lease at a commencing rental of £12,440 per annum exclusive, + service charge.

BUSINESS RATES from VOA website:-

Rateable Value £13,500

Rates Payable (2010/11) £6,548.

VIEWING; Turner Locker & Co.
Tel: 01392 201 202

www.turner-locker.co.uk

Subject to contract – exclusive of VAT where applicable.

Misrepresentation Act

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