



Turner Locker Barnfield

Commercial Property Consultants

Southernhay Lodge
Barnfield Crescent
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Exeter
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**4 Oaktree Place
Manaton Close
MATFORD BUSINESS PARK
Exeter
EX2 8WA**



TO LET or MAY SELL
**Self-contained first floor office with 3 car parking
spaces**
1245 sq ft (115.7 sq m)



LOCATION AND DESCRIPTION

Unit 4 is a first floor modern unit with independent car parking.

Oaktree Place provides an attractive out of town setting where similar purpose-built offices and business units are set around a paved forecourt with parking areas and landscaping. The scheme is approximately 3.5 miles south of Exeter City Centre with exceptionally easy access to the ring road and links to regional and trunk roads and the M5 motorway.

ACCOMMODATION

Accommodation is of a light and spacious design with suspended ceilings, electric convector heaters and carpeting. There is a staff kitchen and cloakroom facilities.

First Floor

Currently arranged as an open plan office area, there are three private offices and a part glazed partitioning leading to the main open plan area and ancillary kitchenette.

Office 1:	4.63 sq m x 4.4 sq m
Office 2:	4.63 sq m x 3.48 sq m
Office 3:	4.63 sq m x 3.47 sq m
Open Plan Area:	8.33 sq m x 4.78 sq m (approximately)

Outside: There are three allocated car parking spaces.



TERMS

Unit 4 is offered with a rental of £10.00 per sq ft (£107.64 per sq m) exclusive of rates and service charge.

Offers would also be considered for long leasehold interest.



BUSINESS RATES (Approximate)

*Taken from the Government Valuation Office Agency Website

Rateable Value (2017): £8,800

Rates Payable: £4,101

Small business rates relief may apply up to 100%

ENERGY PERFORMANCE CERTIFICATE

Certificate Reference No: 9332-3038-0425-0200-0195

LEGAL COSTS

Each party to bear their own legal costs

VIEWING

Viewing is by appointment only with the Sole Agents:

Turner Locker Barnfield

Southernhay Lodge, Barnfield Crescent, Exeter, EX1 1QT

Tel: 01392 201202

<http://www.turner-locker.co.uk/>

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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