



Turner Locker

Commercial Property Consultants

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**First Floor Office, Unit 10
Mulberry Court
Matford Business Park
Exeter
EX2 8PW**



**TO LET on flexible, inclusive terms
75.78 sq m gia (815 sq ft)
WITH 2 CAR SPACES**



LOCATION AND DESCRIPTION

Unit 10 is a modern commercial building on the Matford Business Park. It is in an attractive 'out of town' setting which comprises similar purpose built office showrooms 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.



There is a ground floor entrance where you can gain access the the first floor, open plan office space which boats klicthen facilitis. There is the use of a shared cloakroom.

The approximate size of the first floor office is: 75.78 sq m gia (815 sq ft).

PARKING

There are two car parking spaces in the forecourt parking area.

TERMS

The property is available on a new lease of flexible agreement to include rent, parking, service charge and buildings insurance at £995.00 per calendar month. The only additional cost is a share of the utilities shared with the ground floor suite (gas central heating, power and light).





VAT

Yes

ENERGY PERFORMANCE CERTIFICATE

TBA

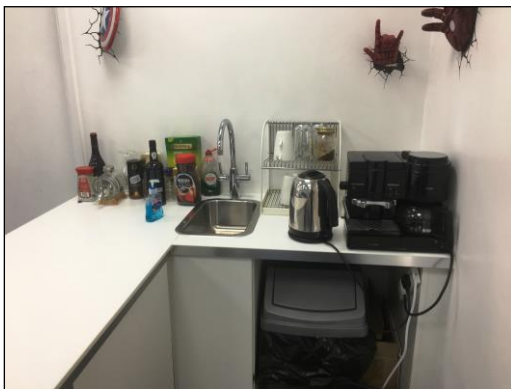
VIEWING

Viewing is by appointment with **Turner Locker:**

Tel: 01392 201202

Email: admin@turnr-locker.co.uk

Web: www.turner-locker.co.uk



Subject to contract – exclusive of VAT where applicable.

Misrepresentation Act

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