



Turner Locker Barnfield

Commercial Property Consultants

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FIRST FLOOR 4 OAKTREE PLACE EXETER EX2 8WA



TO LET FIRST FLOOR OFFICES WITH 3 CAR PARKING SPACES



UP TO 116 SQ M (1250 SQ FT)

LOCATION AND DESCRIPTION

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.

The first floor of Unit 4 provides self contained office accommodation with kitchen and WC's and separate staircase access.

The suite is laid out with three separately partitioned offices together with a general office area.

The offices are currently fitted out with desks, chairs and some free standing drawer and filing units. These can be left in-situ if required. There are also a number of PC's with screens and keyboard together with the necessary data cabling.

The suite is carpeted and is heated with electric storage heaters. There is an entry phone, intruder alarm and window blinds throughout.

ACCOMMODATION

First Floor 1250 sq ft 116 sq m

LEASE

A new lease is offered for a term to be agreed upon contributory full repairing and insuring terms.

RENT

£10,000 p.a. exclusive of rates and other outgoings.

BUSINESS RATES

(Taken from the Government Valuation Office Agency website)

Rateable Value: £8,800

Rates payable £4,400 p.a.

ENERGY PERFORMANCE CERTIFICATE

Rated D – certificate available upon request.

LEGAL COSTS

Each party to bear their own

VAT

VAT will be charged in respect of this transaction.

VIEWING

By strict prior appointment with the Sole Agents:



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SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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