



UNITS 1 & 2 CRANMERE COURT LUSTLEIGH CLOSE MATFORD BUSINESS PARK EXETER



TO LET

SPACIOUS OFFICE SUITE ON GROUND AND 1ST FLOORS ON THE MATFORD BUSINESS PARK WITH 26 PARKING SPACES

Ground Floor Offices, Meeting Rooms and Interview Rooms, with large Open Plan Offices on the First Floor totalling some 517 sq. m (5,563 sq. ft)

An opportunity to enter into a new lease of these well located office premises on the sought after Matford Business Park benefiting from 26 allocated parking spaces. The premises offer easy access to the City Centre and the M5/A30 and A38 trunk roads, and are suitable for a variety of potential users. The suite offers a mix of cellular and open plan offices together with 26 car parking spaces.



LOCATION AND DESCRIPTION

These well located premises are situated on the sought after Matford Business Park on the Edge of Exeter City Centre just off of the main spine road leading through the estate. The premises therefore offer excellent access to the City but also to the A30/M5 and A38/A380 trunk roads. Exeter is the capital city and county town of Devon and has firmly established its reputation of being the commercial centre of the South West.

The City has a population of approx. 130,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The City has two mainline railway stations plus a modern and vibrant shopping area including the Princesshay Retail Centre. Exeter Airport is approx. 8 miles distance with regular national and international flights.

The suite comprises the Ground Floor of Unit 1 together with the First Floor of Units 1 & 2, offering a mix of meeting rooms, interview rooms, offices and staff welfare facilities on the ground floor with 2 large open plan areas on the first floor, which could be further sub divided if required. A large benefit of the space is the 26 allocated car parking spaces in the front courtyard which is a landscaped and paved area with allocated parking for all the offices in the block. The premises would therefore suit a variety of potential occupiers.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Approached from the front Courtyard area with allocated parking via a glazed door into

Entrance Lobby **5.22m x 4.56m (17'2" x 14'11") max**

Light and airy space with glazing to the front and side with stairs leading to First Floor. Understairs cupboards. Door to inner lobby and doors to



Ladies Toilet

Low level W/C suite and wash hand basin.

Gents / Accessible Toilet

Low level W/C suite and wash hand basin. Shower cubicle with glazed screens and Mira electric shower unit.



Kitchenette

Fitted with a range of wall and base units with stainless steel sink and single drainer inset into worktops. Space for Fridge. Splashback. Extractor fan.

Office / Meeting Room 1 6.31m x 5.09m (20'8" x 16'8") max

Windows to 2 walls with blinds. Radiators. Suspended ceiling with integrated LED lighting. Carpeted. Trunking with power and data as fitted. Ceiling mounted Air con cassette.



Staff Breakout / Office No 3 8.3m x 6.12m (27'3" x 20'1") max

Window to one elevation. Carpeted. Radiators. Suspended ceiling with LED lighting and Air con cassette. Perimeter trunking.



Inner Lobby 4.26m x 3.28m (13'11" x 10'9") max

Useful storage area with doors to ...



Office 4

3.45m x 2.53m (11'4" x 8'3") max

Suspended ceiling with LED lighting. Glazed panel with integrated blind. Radiator. Carpeted. Window to front. Perimeter trunking.



Office 5

3.52m x 2.53m (11'6" x 8'4") max

Suspended ceiling with LED lighting / Radiator. Carpeted. Window to front. Perimeter trunking as fitted.

Store

4.48m x 3.23m (14'8" x 10'7") max

Storage area with racking as fitted. No natural light. LED lighting.



FIRST FLOOR

A staircase from the front Lobby area (allowing for public access to the ground floor but private access to the first floor if required) leads up to a landing with doors to



Office No 6

15.21m x 12.51m (49'11" x 41'0") max

Spacious open plan office with windows to 3 elevations. Blinds as fitted. Suspended ceiling with integrated lighting. Perimeter trunking for power and data. Carpeted.



Server Room

3.2m x 2.47m (10'6" x 8'1") max

Window with integrated blind. Air con unit.



Kitchen

3.30m x 1.45m (7'6" x 4'9") max

Fitted with a range of wall and base units with stainless steel sink and single drainer inset into worktops. Space for dishwasher.



Ladies Toilet

Low level W/C suite and wash hand basin.

Gents Toilet

Low level W/C suite and 2 wash hand basins with 2 urinals.

Office No 7

15.21m x 12.36m (49'11" x 40'7") max

Second spacious open plan office with windows to 2 elevations. Blinds as fitted. Suspended ceiling with integrated lighting. Perimeter trunking for power and data. Carpeted. Central storage cupboard.





EXTERNALLY

The suite has 26 allocated Car Parking spaces, some directly outside the office and some in a block within the landscaped courtyard area. This represents an excellent car parking ratio.

RENT

£59,500 per annum for these well-located offices with a generous parking allocation. The rent is plus VAT.

LEASE

A new effective FRI lease by way of service charge is available until the 31st December 2028. There will not be a rent review during the lease. The lease will be contracted outside of the security of tenure provisions of the Landlord and Tenant Act.

SERVICE CHARGE

The suite is not separately metered so all services including heating, lighting and power are re-charged via the service charge. The service charge for 2023 for this suite is £34,308.28. In addition, an estate service charge for landscaping etc is payable of £2,250 per annum.

BUSINESS RATES

Rateable Value £41,750 (2023 Valuation List)

For further information, or the Rates payable, please contact Exeter City Council Business Rates Department. (01392 277888)

SERVICES

We understand that mains water, drainage, gas and electricity are available to the premises.

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate has been obtained for the premises. A summary is below with the full version available to download from the web site.

The rating is: - D:91



LEGAL COSTS

A contribution of £495 plus VAT will be required towards the Landlords legal and administration costs for setting up a new lease.

VIEWING

Strictly by prior appointment only with the joint sole agents, either Turner Locker Barnfield Ltd, FAO of Mark Turner (01392 201202) or Noon Roberts, FAO Tony Noon (07831 273148) Ref (0761)

Tel: **01392 201 202**

Website: www.turner-locker.co.uk

SUBJECT TO CONTRACT - EXCLUSIVE OF VAT WHERE APPLICABLE

Misrepresentation Act

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