

# HOOTONS

**7A CRANMERE COURT  
MATFORD BUSINESS PARK  
EXETER  
EX2 8PW**

**TO LET**

**FIRST FLOOR OFFICES**



The City of Exeter is the region's capital and is an important administrative, financial and retailing centre. The city has a resident population of approximately 110,000 and a catchment population of 500,000 within a 40 minute drive. Cranmere Court was built in 1989 and is situated on the established Matford Business Park, approximately 3½ miles south of Exeter city centre. Good access is provided to the city ring road, the A38 Devon Expressway, the A30 and the M5 motorway.

**[www.hootons.co.uk](http://www.hootons.co.uk)**

**The Coach House, 1 Hurle Road, Clifton, Bristol, BS8 2SY  
Tel: 0117 933 9915 Email: [commercial@hootons.co.uk](mailto:commercial@hootons.co.uk)**

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## **DESCRIPTION**

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Unit 7A Cranmere Court comprises office space at first floor with its own dedicated front door at ground floor level. The accommodation provides mainly open plan offices with kitchen and toilet facilities. It benefits from suspended ceilings with recessed Category II lighting, gas fired central heating system, tinted anti-glare double glazed windows, fire and intruder alarm systems, carpets throughout and six allocated parking spaces.

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## **ACCOMODATION**

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The approximate net internal floor areas are as follows:-

Ground floor	14.82 sq m	160 sq ft
First floor	169.36 sq m	1,823 sq ft
<b>Total</b>	<b>184.18 sq m</b>	<b>1,983 sq ft</b>

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## **TENURE**

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The office space is available by way of a new lease on a full repairing and insuring basis for a term to be agreed.

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## **RENT**

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£18,000 per annum exclusive plus VAT

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## **RATES**

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Rateable Value: £ 19,750

Rates Payable (2012/2013) 45.8p in the £

Interested parties should make their own enquiries to the Local Billing Authority.

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## **LEGAL COSTS**

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The ingoing tenant will be responsible for our client's reasonable legal costs in connection with this transaction.

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## **VAT**

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All figures quoted are exclusive of VAT

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## **VIEWING & FURTHER INFORMATION**

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By appointment with the joint agents:

Hootons Commercial Ltd  
The Coach House  
1 Hurle Road  
Clifton  
Bristol BS8 2SY

Contact: Liam Slater or Ben Newton  
Tel: 0117 933 9915

Stratton Creber Commercial  
31-31 Southyernhay East  
Exeter  
EX1 1NS

Tel: (01392) 202203  
Attn: Damian Cook

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## **ENERGY PERFORMANCE CERTIFICATE**

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## **NOTICE**

Hootons Commercial Ltd for themselves and for the vendor/lessor of this property whose agents they are give notice that: (i) these particulars do not constitute any part of an offer or contract; (ii) all statements contained in these particulars are made without responsibility on the part of Hootons Commercial Ltd or the vendor/lessor and nothing contained in these particulars is to be relied upon as a statement of fact; (iii) intending purchasers/lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; (iv) we have not tested any equipment or services and applicants should arrange for their own investigations into working order or suitability; (v) the vendor/lessor does not make or give and neither Hootons Commercial Ltd nor any person in their employment has any authority to make or give any representation or warranty whatever in relation to this property; (vi) any references to terms are based on information supplied by our client, we have not had sight of all title documents; (vii) all rentals and price are exclusive of VAT where applicable; (viii) under the Control of Asbestos at Work Regulations 2002 (CAW Regulations), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAW Regulations is an offence and could adversely affect the value of the property.