

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.

DESCRIPTION

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.

ACCOMODATION

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 **Total 184.18 sq m 1,983 sq ft**

TENURE

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

RENT

£18,000 per annum exclusive plus VAT

RATES

Rateable Value: £ 19,750

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

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

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT

VIEWING & FURTHER INFORMATION

By appointment with the joint agents:

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

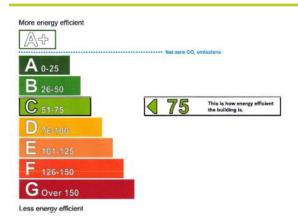
Contact: Liam Slater or Ben Newton

Tel: 0117 933 9915

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

Tel: (01392) 202203 Attn: Damian Cook

ENERGY PERFORMACE CERTIFCATE



NOTICE

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