



To let

Suite D, Armada House, Odhams Wharf, Topsham, Exeter, EX3 0PB

Viewing by prior appointment with
Jonathan Ling / Orla Kislingbury

(01392) 202203

jonathan@sccexeter.co.uk

orla@sccexeter.co.uk

Self contained ground floor office suite

Individually designed impressive building, high specification

Directly overlooking tidal waterway

New lease, immediately available

6 parking spaces

To let: £35,500 per annum

Location

The property is situated in a unique waterside location just South of Topsham and adjacent to Tremletts Quay which lies approximately 3 miles South East of Junction 30 of the M5 motorway and about 3 miles South of Exeter City Centre.

The popular shopping village of Darts Farm is located opposite and there is a bus stop serving Exeter and Exmouth on the main road within 5 minutes walk of the offices.

Description

Armada House comprises an individually designed state of the art two storey impressive office building. The subject premises comprise a self contained ground floor office suite arranged as an open plan office with a kitchenette, small storage cupboard together with ladies and gents/disabled WC facilities accessed from the entrance lobby.

Features include air conditioning, LED lighting, suspended ceilings, perimeter trunking, and carpeting.

Other occupiers in the building include Armada Asset Finance, Butler Rose Recruitment and Environmental Assessment & Design.

Outside there are 6 designated parking spaces.

Accommodation

The property comprises the following approximate net internal floor area:

1,602 sq.ft/ 148.8 sq.m

Lease Terms

The property is available by of a new lease on a proportional full repairing and insuring basis subject to a service charge based on 12.25% of the total costs.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: B/30

Business Rates

The Valuation Office Agency web site provides the following information:

Rateable Value: £27,250
Rates payable 25/26: £13,597.75

VAT

VAT is chargeable to the rent and service charge.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling/
Orla Kislingbury
(01392) 202203
Tel: jonathan@sccexeter.co.uk
Email: orla@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

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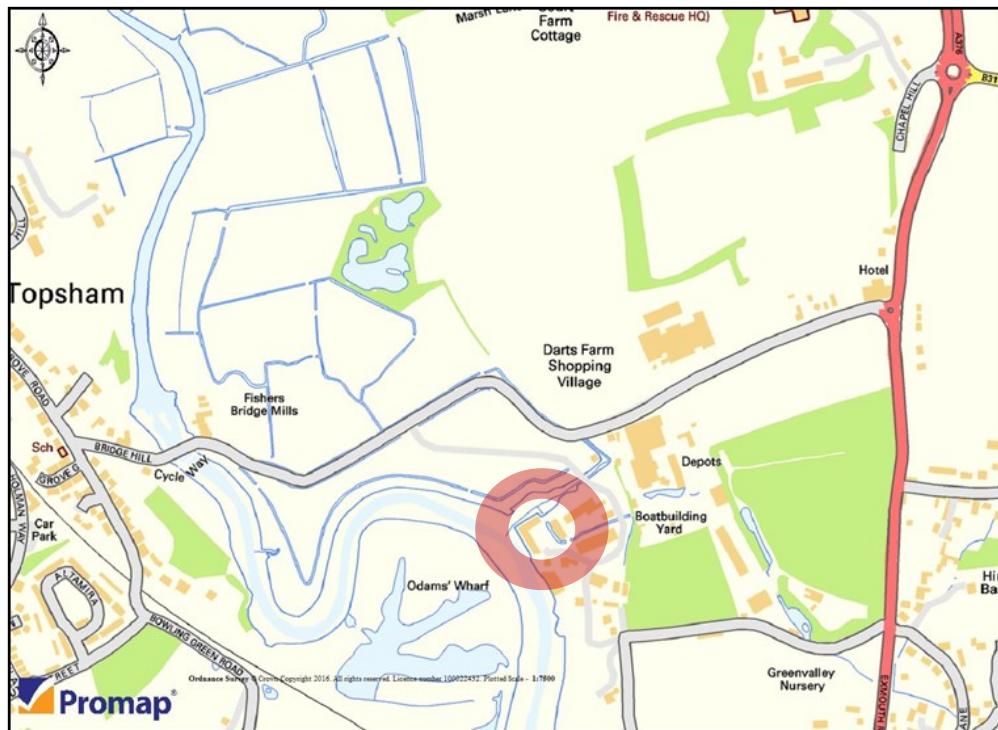
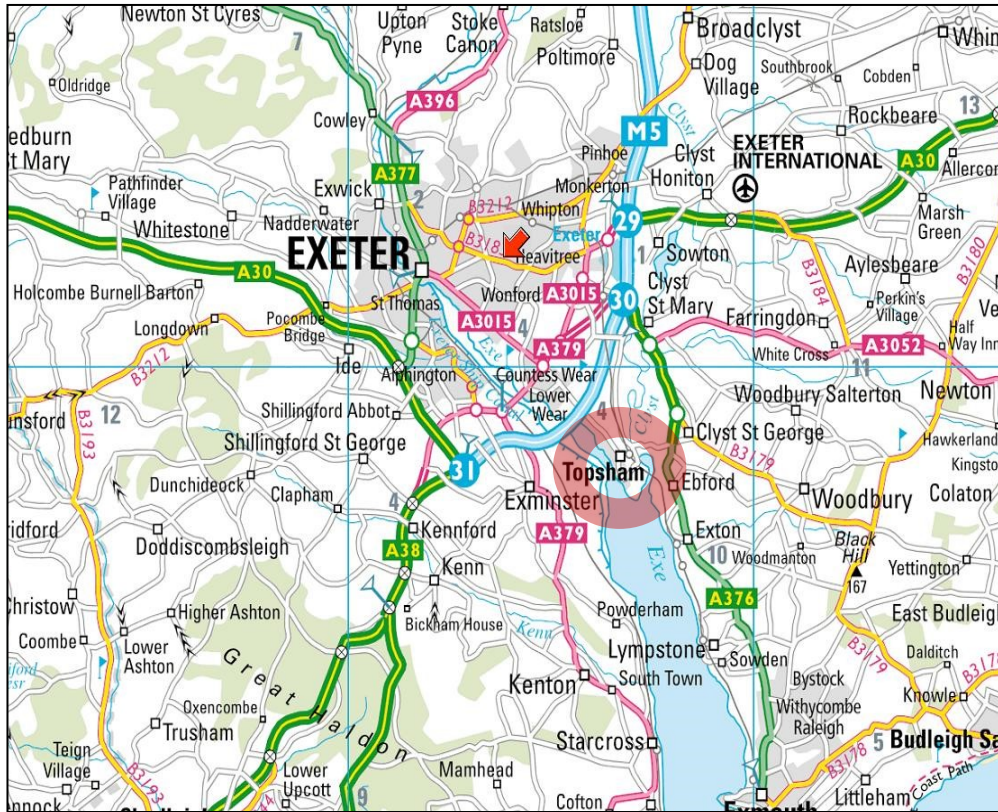
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Exeter Office

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