

EUROPEAN DENTAL
LABORATORY
LS company

stratton
creber
commercial

property consultants

 **DIAMOND**
DENTAL STUDIOS

Unit 6, Cranmere Court, Matford Business Park, Exeter, EX2 8PW

To let

Viewing by prior appointment with
Jonathan Ling MRICS.

(01392) 202203

jonathan@sccexeter.co.uk

Newly refurbished ground floor business unit

Net Internal Area (NIA): 1,595 sq.ft (148.10 sq.m)

Suitable for a variety of uses, subject to consents

To let: £18,500 per annum

For Sale: £190,000 For the Long Leasehold (125 years)

strattoncrebercommercial.co.uk

Location

Cranmere Court, is a modern office development, situated at Matford Business Park, which is approximately 2 miles south of Exeter City Centre. Matford has good access to the A38 Devon Expressway, the A30 and the M5 Motorway, and has regular park and ride bus services to the city centre.

Description

The property comprises a well presented office space with a mixture of open plan office with meeting room formed by fully glazed partition and staff welfare areas. The office is accessed via either own glazed entrance or communal lobby and benefits from six parking spaces to the front. WCs are shared with other units.

The space is freshly refurbished throughout and ready for occupation, and suitable for a variety of uses subject to consents.

Accommodation

Net Internal Area (NIA): 1,595 sq.ft (148.10 sq.m)

Lease Terms

Available by way of new contributory full repairing and insuring lease (a service charge will apply), at a rent of **£18,500 pa ex.** Further terms to be agreed by negotiation; please contact agent for further details.

Tenure

The property is offered for sale Long Leasehold (125 Years from 1989) at a guide price of **£190,000** Further terms to be agreed by negotiation; please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C

Business Rates

Suite 1
RV 2023 List: £9,400.00
Rates Payable 2025/26: £4,690.60

Suite 2
RV 2023 List: £6,700.00
Rates Payable 2025/26: £3,343.30

Interested parties are advised to make their own enquiries with the local billing authority, Exeter City Council.

VAT

VAT will be applied at the standard rate where applicable.

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
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





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