



## 5 Marlborough Court, Manaton Close, Exeter, Devon, EX2 8PF

# To let

Viewing by prior appointment with  
Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Mixed office and light industrial / warehouse unit

Gross Internal Area (GIA): 3,143 sq.ft (292 sq.m)

7 dedicated parking spaces

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £25,000 per annum

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Located on Marlborough Court, a small development of 10 similar units within the well-established Matford Business Park. Exeter is the county town and the major regional shopping centre for the county of Devon with a population of over 130,000.

## Description

An end-of-terrace unit which provides warehouse/workshop space on the ground floor and offices on the first floor.

The ground floor warehouse has power floated concrete floor, access via a sectional loading door (3.0m wide x 2.75m tall), strip lighting and natural light via glazing to front and rear elevations. There is also a large kitchen and a disabled WC.

The first floor is accessed via stairs behind a glazed pedestrian entrance door. It provides offices with windows to three elevations, suspended ceilings with recessed lighting and gas-fired central heating. There is a WC off the landing.

The property has 7 allocated car spaces and forecourt loading to the front.

## Accommodation

Gross Internal Areas as follows:

Floor	Description	Sq.ft	Sq.m
Ground	Workshop/warehouse, kitchen, WC	1,577	146.5
First	Offices, WC	1,565	145.4
<b>Total:</b>		<b>3,143</b>	<b>292.0</b>

## Lease Terms

Available by way of new full repairing and insuring lease, at an initial rent of **£25,000 pa.e xclusive**. Other lease terms by negotiation.

## Energy Performance Certificate (EPC)

Assessed in band E.

## Business Rates

Rateable value: £22,500  
Rates Payable 2026/27: £9,720

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

## VAT

VAT is applicable to rents and service charges.

## Legal Costs

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

## Viewing & Further information

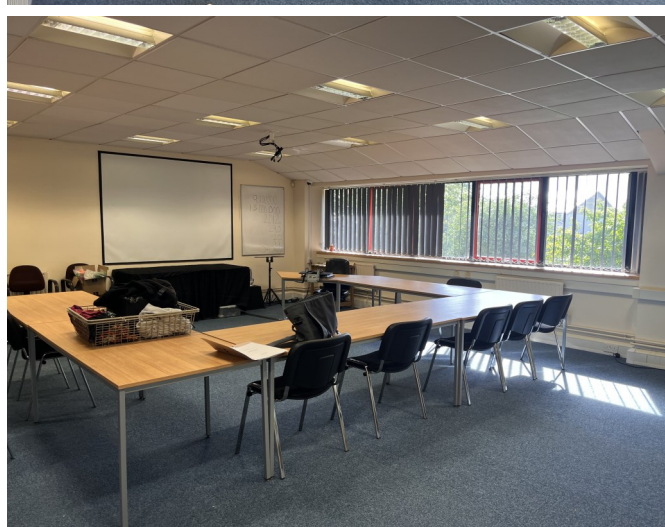
Strictly by appointment through the sole agents:

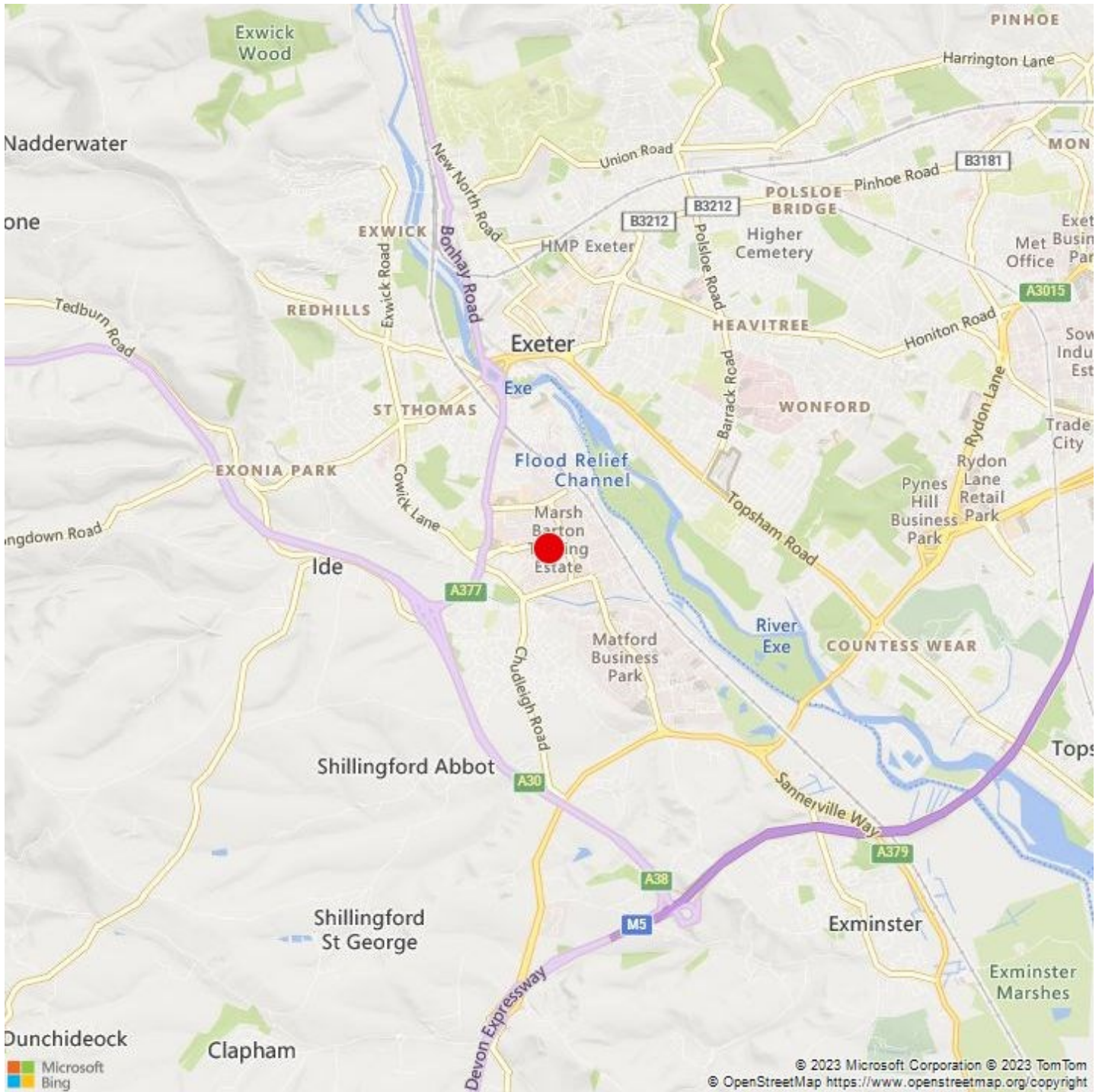
Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling

Tel: (01392) 202203

Email: [jonathan@scceexeter.co.uk/](mailto:jonathan@scceexeter.co.uk/)





**Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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