

TO LET

GROUND FLOOR STORE / WORKSHOP WITH FIRST FLOOR OFFICES AND 4 PARKING SPACES

Workshop of 63 sq.m (676 sq.ft) plus 1st Floor Offices of 47 sq.m (508 sq.ft)
so totalling 110 sq.m (1,184 sq.ft) together with 4 Parking Spaces

**UNIT 2 KINGFISHER COURT, VENNY BRIDGE TRADING ESTATE,
PINHOE, EXETER, DEVON, EX4 8JN**



This provides an opportunity to take a new flexible lease on these conveniently located premises on the edge of the City comprising a ground floor Store / Workshop plus 2 offices above together with 4 car parking spaces, 2 in the covered loading bay and 2 in the car park. Suitable for a variety of users.

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SITUATION AND DESCRIPTION

The premises are located within Kingfisher Court, a development of Industrial and office units constructed in the late 1980's. Pinhoe is to the East of the City, within easy access of the City centre and the M5 motorway (junction 29). The estate has a varied mix of users including industrial, warehousing, trade counter and office, with these premises suiting a variety of users including Plumbers, Electricians or Internet fulfilment users who require a Store on the ground floor with admin offices over and parking.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line and is within walking distance of the central shopping area including the recently opened Princesshay development. Exeter airport is approximately 4 miles distant.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

Approached from the parking area via a pedestrian door to entrance lobby with stairs to the first floor or a door to

Workshop / Store **10.05m x 6.25m (32'11" x 20'6") max**

Accessed from entrance lobby or the covered loading bay via either a pedestrian door or a roller shutter door (small step) Windows to one elevation. Concrete floor. Power and strip lighting as fitted. Door to



Toilet

Low level WC suite and wash hand basin.

Stairs to first floor to

Office 1 **7.53m x 4.13m (24'9" x 13'6") max**

Window to side. Carpeted. Strip lighting and power as fitted. Radiators. Translucent roof lights. Glazed screen to Office No 2. Storage into eaves. Kitchen Area with range of base units with stainless steel sink unit and single drainer inset into worktop.



Office 2 **4.13m x 3.79m (13'6" x 12'5") max**

Window to side. Carpeted. Gas fired wall mounted boiler for central heating. Power and strip lighting as fitted. Storage spaces into the eaves.



EXTERNALLY

The premises benefit from 4 car parking spaces, 2 under the covered loading bay outside, and 2 in the main car park.

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RENT

£11,950 per annum exclusive payable quarterly in advance. The tenant will also contribute towards the Buildings Insurance on a pro-rata basis.

TENURE

The premises are available on a new 6 year lease with a rent review and tenant only break clause at the end of the third year. The landlord will be responsible for the external repairs and decorations with the tenant only therefore responsible for the internal repairs and decorations.

The lease will be contracted outside of the Landlord and Tenant Act 1954 Part II.

GROUND RENT

A ground rent is payable of £100 per annum.

RATES

Rateable Value: - £10,500 2023 Valuation List

We understand that qualifying businesses could benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount, please contact Exeter City Council on 01392 277888.

SERVICES

Mains water, drainage, gas and electricity are available to the premises.

ENERGY PERFORMANCE CERTIFICATE

A Commercial EPC has been requested, a summary will be shown below with a full version available to download from the web site.

The rating is:

LEGAL COSTS

The tenant is to contribute £350 plus VAT towards the landlord's legal costs, including abortive fees.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0677)



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Energy performance certificate (EPC)

Unit 2 Kingfisher Court
Pinhoe Trading Estate
Venny Bridge
EXETER
EX4 8JN

Energy rating

D

Valid until:

21 October 2025

Certificate number: 9200-5976-0385-0240-9054

Property type

B1 Offices and Workshop businesses

Total floor area

120 square metres

Rules on letting this property

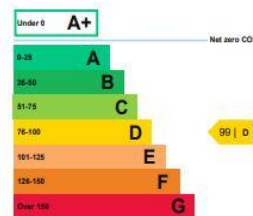
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 27 | B

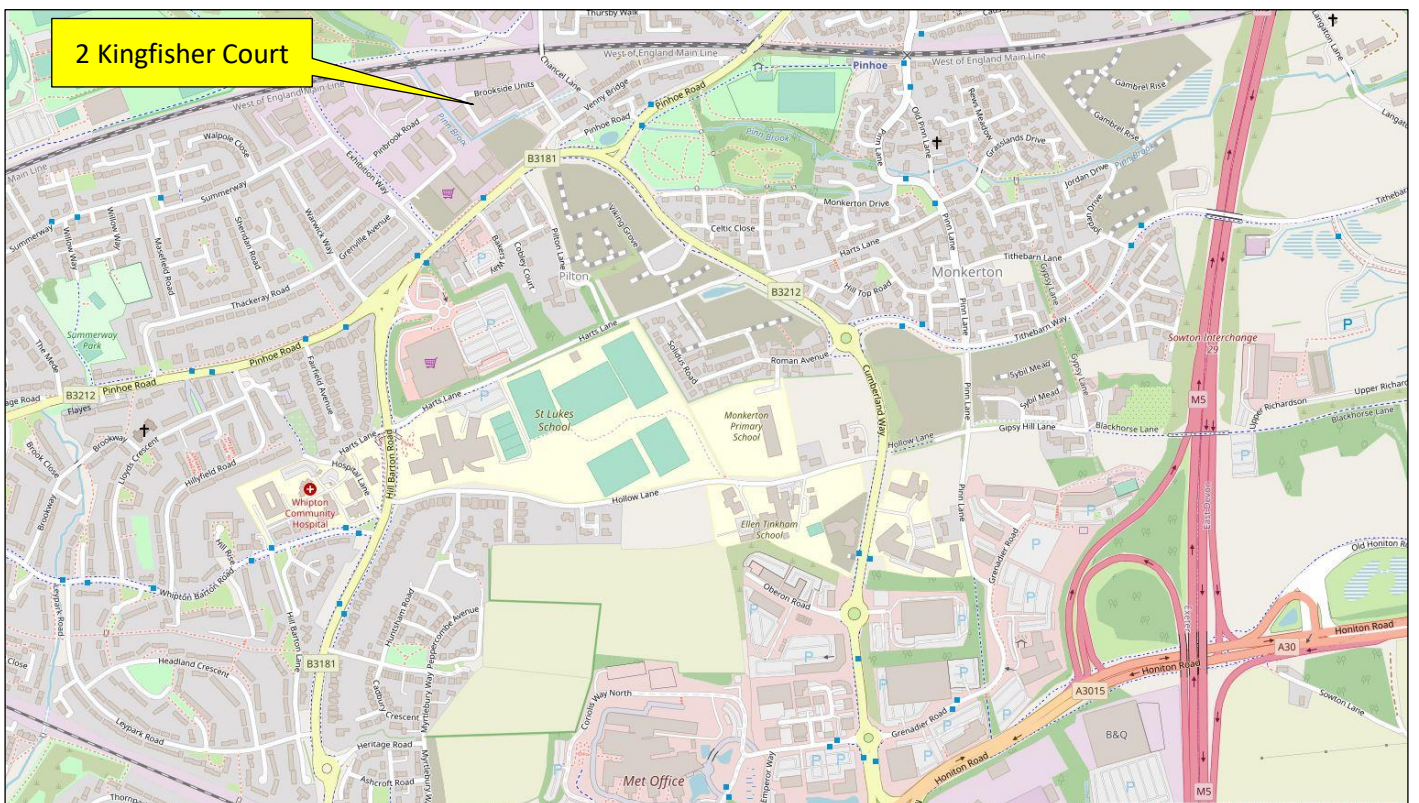
If typical of the existing stock 80 | D

Properties are given a rating from A+ (most efficient) to G (least efficient).

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.