



To let (may sell)

Viewing by prior appointment
with Jonathan Ling

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Suite 4, Chiltern House, Matford Court, Sigford Road, Exeter, Devon, EX2 8NL

First floor offices with lift access

Suites available from 915 to 2,040 sq ft (85 - 190 sq m)

Quality internal fit-out, flexible configuration

Total of 8 allocated parking spaces

To let: rents from £13,500 per annum exclusive

Location

Matford Park is a modern business park located approximately 2.5 miles south-west of Exeter city centre, with A-road links to the M5 motorway and the national road network.

Chiltern House is one of a cluster of five office buildings known as Matford Court, built around 20 years ago. Other units at Matford Court are in both office and medical uses.

Description

Chiltern House is a high-quality two-storey office building. The available offices are on the first floor, accessed via a shared lobby, stairs and passenger lift and having shared use of WC facilities on the same floor.

The offices are currently configured as a single suite with partitioning forming various meeting rooms and private offices, but the intention is to reconfigure as two separate suites, both with independent access and tea points.

Features include gas central heating and air conditioning, suspended ceilings with recessed LED lighting, raised floors with floor boxes for data and power access, full carpeting and security alarm.

A total of 8 parking spaces are available.

Accommodation

The suites are offered with a net internal area ranging from 915 sq.ft (85.0 sq.m) for the smaller unit following subdivision to 2,040 sq ft (189.5 sq m) for the whole. Exact sizes to be confirmed upon completion of works.

Lease Terms

The suite is offered by way of a new contributory full repairing and insuring lease for a term to be agreed. The initial annual rent is **£26,950 exclusive plus VAT**. The lease will be excluded from security of tenure.

A service charge will apply in respect of shared costs including buildings insurance and fire alarm maintenance.

Sale Terms

A sale of the long leasehold interest, with vacant possession, may be considered, and offers are invited.

Business Rates

The suite is to be re-assessed as it is currently assessed in conjunction with another suite in the building.

Services

All mains utilities are connected and separately metered to the suite. If offered as two units, these will be sub-metered for electricity.

Broadband connectivity

A report on the broadband services available to this property, and the relative speeds they may offer, is available on request.

Energy Performance Certificate

New EPC awaited.

VAT

VAT is applicable to the rent and service charge figures quoted above.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

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





Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

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