



To let

Unit 7A Cranmere Court, Matford Business Park, Exeter, Devon, EX2 8PW

Viewing by prior appointment with
Jonathan Ling MSc MRICS /
Orla Kislingbury

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First floor, mainly open plan, self contained office suite

Own dedicated front door

Approx: 1,983 sq.ft / 184.18 sq m

6 allocated parking spaces

To let: £22,000 per annum

Location

The city of Exeter is the region's capital and is an important administrative, financial and retailing centre. The city has a resident population of approximately 110,000 and a catchment population of 500,000 within a 40 minute drive.

Description

Cranmere Court was built in 1989 and is situated on the established Matford Business Park, approximately 3½ miles south of Exeter city centre. Good access is provided to the city ring road, the A38 Devon Expressway, the A30 and the M5 Motorway.

Accommodation

Unit 7A Cranmere Court comprises office space at first floor with its own dedicated front door at ground floor level. The accommodation provides mainly open plan offices with kitchen and toilet facilities.

Features include:

- Suspended ceilings with recessed Category 2 lighting.
- Tinted anti-glare double glazed windows.
- Fire and intruder alarm systems.
- Carpets throughout.
- Perimeter trunking.
- 6 allocated parking spaces.

Approximate Net Internal Area: 1,983 sq.ft / 184.18 sq.m.

Lease Terms

The offices are available by way of a new lease on a full repairing and insuring basis for a term to be agreed.

Rent: £22,000 per annum

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C (70)

Business Rates

2026 Rateable value: £18,750.00

Rates payable 2026/27: £8,100.00

VAT

All VAT figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

Viewing & Further information

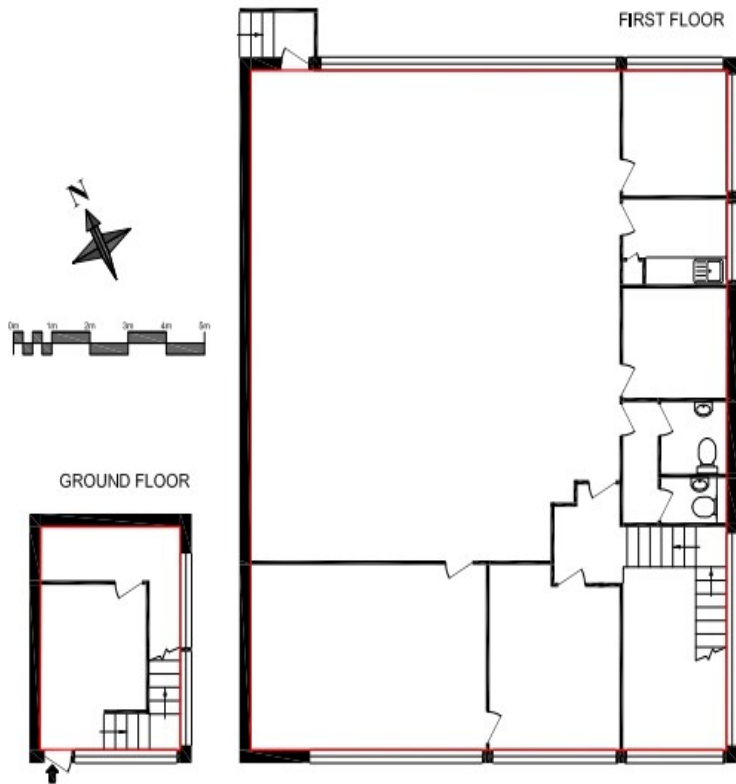
Strictly by appointment through the sole agents:

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

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