



# For Sale

10 Marlborough Court, Manaton Close,  
Exeter, EX2 8PF

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**

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

Mixed office and light industrial/warehouse unit

Gross Internal Area (GIA): 4,806 sq.ft (446.55 sq.m)

12 dedicated parking spaces

Suitable for a variety of uses, subject to consents

Available with vacant possession

For Sale: £400,000 Long-leasehold

[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

The property comprises an end terraced late 1980s unit which provides trade counter/office and light industrial/storage on the ground floor and office/training accommodation on the first floor, as well as staff facilities.

There are powder coated aluminium double glazed windows and pedestrian entrance to the front, as well as a roller-shutter door to the storage unit. There are security shutters to the whole of the front elevation.

The property has 12 allocated car spaces and forecourt loading to the front.

## Accommodation

Please see below a summary of the accommodation:

Floor	Description	Sq.ft	Sq.m
Ground	Trade Counter and	2,403	223.27
First	Offices	2,403	223.27
<b>Total:</b>		<b>4,806</b>	<b>446.55</b>

## Lease Terms

The property is also offered for sale Long-leasehold, at a guide price of £400,000. Please contact agent for further details.

## Energy Performance Certificate (EPC)

An EPC of E is available for this property. Please contact the agent for further details.

## Business Rates

RV 2023 List: £31,250.00  
Rates Payable: £15,593.75

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:

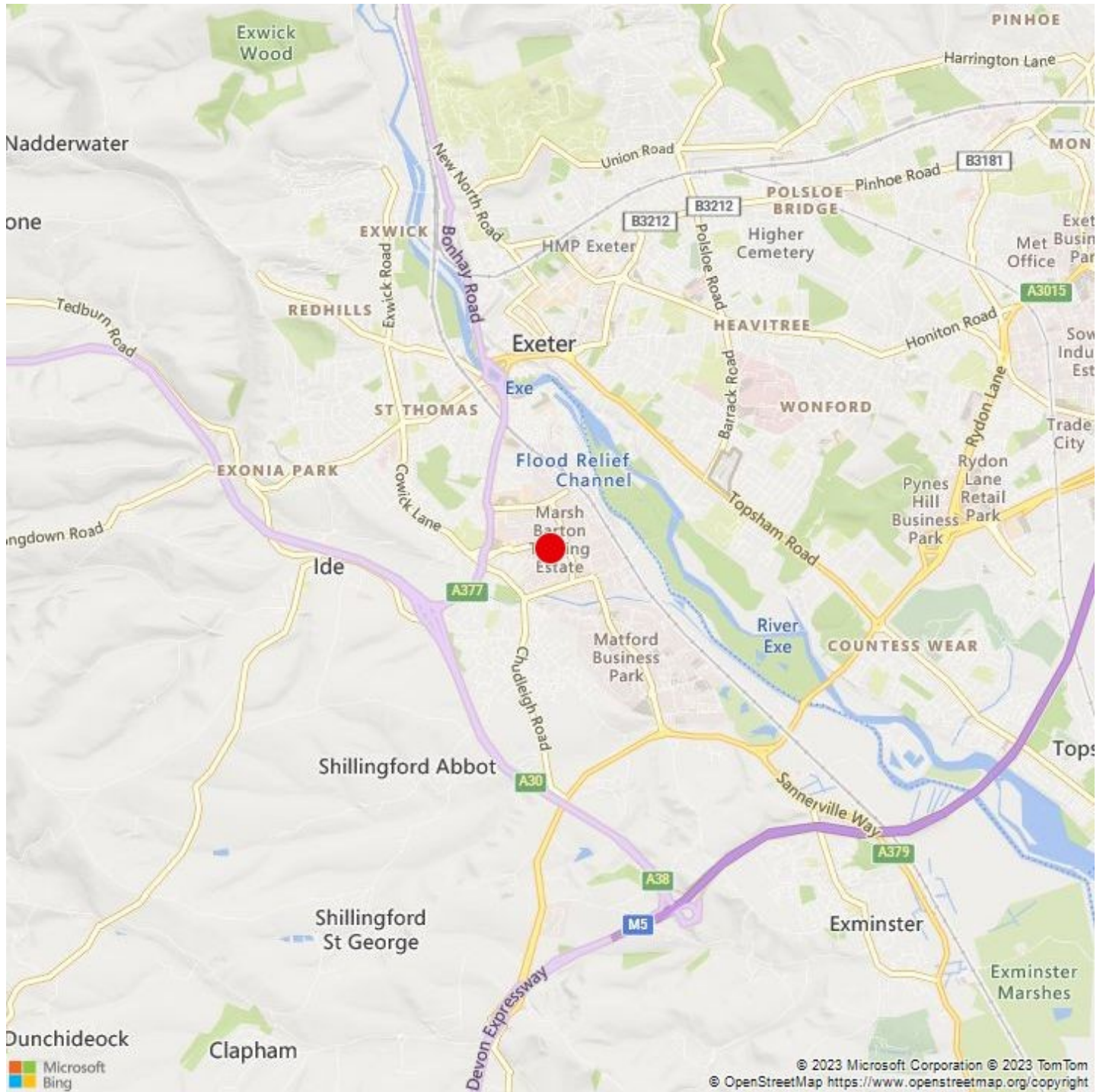
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