



# To let

8 Manaton Court, Manaton Close, Matford  
Business Park, Exeter, Devon, EX2 8PF

Viewing by prior appointment with  
Jonathan Ling:

**(01392) 202203**

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

Self-contained office unit on ground & first floors

Approx: 1,720 sq ft / 159.8 sq m

Terms from as little as 12 month initial commitment

Rent from £18,000 per annum, plus VAT

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

## Location

Manaton Court is located on Manaton Close, on Matford Business Park, which offers a mixture of office suites and business units with its own parking areas.

The offices are conveniently situated approximately 2.5 miles south of Exeter city centre and with easy access to the A38 Expressway and M5. The Matford Park & Ride buses stop close to the property.

## Description

The property comprises a modern self-contained office unit on ground and first floors, with air conditioning, suspended ceilings, recessed cat-2 lighting, perimeter trunking including cat-5E network cabling, wall mounted electric heating and security alarm. There is a disabled WC/shower on the ground floor and a further WC on the first floor, and there is tea point in the ground floor offices.

The ground floor would be suitable for fitting out as showroom, consulting rooms, laboratory or light production uses.

The unit has 5 designated car parking spaces whose layout permits additional cars to be parked to the front.

## Accommodation

The unit has a net internal floor area of approximately 1,720 sq ft / 159.8 sq m.

## Proposal

The property is offered by way of a new lease for a term to be agreed on a full repairing and insuring basis subject to a service charge.

A lease with an initial term of as little as 12 months is offered. Alternatively, leases with a term certain of 3 years or more may include Year 1 rental incentives, subject to other lease terms and tenant status.

The budget service charge for the current year is £2,182 and covers external repairs and maintenance, landscaping, window cleaning and management of the property. There is also a charge for the building insurance of £633 for the current year.

## Rent

The commencing rent to be **£18,000** per annum plus VAT in the case of a lease with a term certain of 3 years or more. For leases with shorter terms or greater flexibility, the Agents will be pleased to structure a proposal.

## Rates

The property is currently assessed with a rateable value of £16,000, and the rates payable in the year 2023/24 are understood to be £7,984.00.

## VAT

VAT is applicable to the rent and service charge.

## Energy Performance Certificate

Assessed in band E.

## Broadband / Connectivity

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

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







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