



## Unit 2 Palatine House, Matford Court, Sigford Road, Exeter, Devon, EX2 8NL

# For sale

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

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Semi-detached building on modern business park

3,560 sq ft (330.7 sq m)

Part-completed fit-out works, in need of completion

12 allocated parking spaces

Freehold: £380,000 plus VAT

## 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.

Palatine House is one of a cluster of five office buildings known as Matford Court, built in the early 2000s. Other units at Matford Court are in both office and medical uses.

## Description

Unit 2 Palatine House is a two-storey semi-detached office unit.

The ground floor was formerly fitted out as laboratories and the first floor as offices. Much of the internal fit-out has been removed, and as such the building offers an opportunity to fit out the accommodation to suit the needs of the purchaser and their intended use.

The existing fit-out includes gas-fired central heating and air conditioning units to some areas which have been disconnected.

The property has 12 allocated parking spaces to the front of the building.

## Accommodation

Net internal areas as follows:

Ground floor suite: 1,780 sq ft 165.4 sq m

First floor suite: 1,780 sq ft 165.4 sq m

**TOTAL: 3,560 sq.ft 330.7 sq.m**

## Business Rates

The building and 6 parking spaces are assessed with a rateable value of £42,000 and the rates payable in the year 2025/26 are understood to be £20,958.

A further 6 parking spaces are assessed with a rateable value of £1,425 and the rates payable in the year 2025/26 are understood to be £711.07.

## Services

All mains utilities are connected and separately metered to the property.

## Broadband connectivity

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

## Freehold terms

Freehold offered at a price of **£380,000 plus VAT**.

## VAT

The property is elected for VAT and therefore VAT is applicable to the purchase price.

## Legal Costs

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

## Viewing & Further information

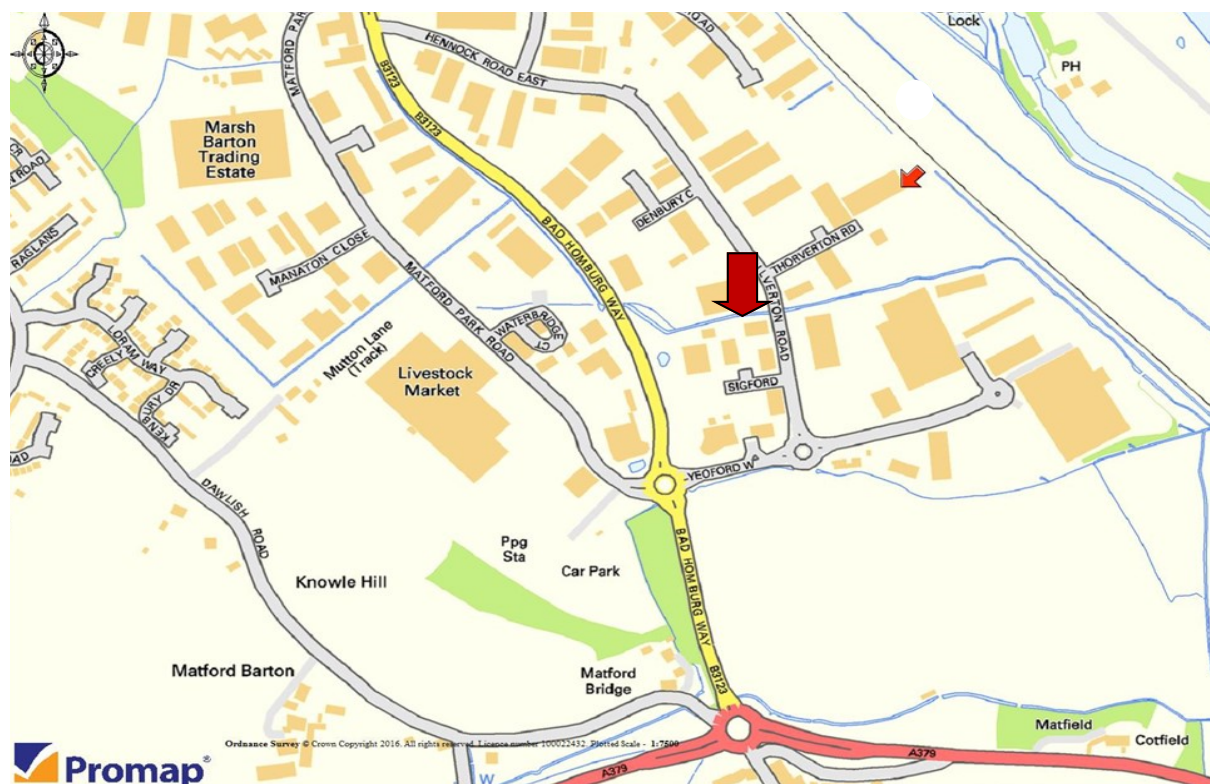
Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling  
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