

# TO LET

## CITY CENTRE OFFICE SUITE WITH USEFUL STORE AND WORKSHOP PLUS 2 CAR PARKING SPACES

Approximately 84 sq.m (905 sq.ft)

**ZONE 4 WRENTHAM BUSINESS CENTRE  
PROSPECT PARK, OFF OLD TIVERTON ROAD,  
EXETER, DEVON, EX4 6NA**



An opportunity to take a new lease of this City centre ground floor Office / Workshop unit with 2 reserved car parking spaces. The premises comprise 4 Offices plus a Workshop / storage area and are located just off of the Sidwell Street Roundabout and within easy walking distance of the City centre. The premises would suit a variety of potential uses, subject to the usual consents.

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#### SITUATION AND DESCRIPTION

The premises are located in Prospect Park, just off of the Old Tiverton Road and the Sidwell Street Roundabout in Exeter City Centre. The development has a varied mix of users including offices and mail order. The premises would be suitable for an office /storage / showroom / mail order or high tech manufacture or assembly use, subject to the usual consents.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line and is within walking distance of the central shopping area including the popular Princesshay development. Exeter airport is approximately 5 miles distant with Plymouth offering a busy cross channel Ferry Port.

#### ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Approached from the car park into an entrance hallway and ...

#### Office / Workshop 1                      7.35m x 5.40m (24'1" x 17'8") max

Approached from the car park from glazed door with glazed side panel adjoining. Translucent roof panels. 3 Radiators. Strip lighting and ample power points. Carpeted. Door to .....



#### Office 2                                      5.33m x 2.57m (17'6" x 8'5") max

Roof lights. Radiator. Power as fitted. Suspended ceiling.

#### Office 3                                      5.35m x 2.38m (17'6" x 7'10") max

Window to the rear. Power and strip lighting as fitted.

#### Kitchen                                      2.30m x 1.28m (7'6" x 4'2") max

Stainless steel sink with drainer and cupboards below. Electric water heater. Window. Door to

#### Toilet

Low level WC suite with wash hand basin and water heater.

#### Office 4                                      4.49m x 2.39m (14'9" x 7'10") max

Window to the rear. Power and lighting as fitted. Radiator.



#### Reception 5                                      2.38m x 1.81m (7'9" x 5'11") max

Glazed door from the car park. Useful as an office or reception if required. Lighting and power as fitted.



#### EXTERNALLY

The premises benefit from 2 reserved car parking spaces in the shared courtyard to the front of the building.

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#### RENT

£8,950 per annum exclusive (£172 per week) payable quarterly in advance for this office / workshop premises and 2 allocated car parking spaces in a convenient city centre location.

#### TENURE

The premises are available on a new 6 year lease with an upwards only rent review and tenant only break clause at the end of the third year. The lease will be contracted outside of the Landlord and Tenant Act. A 3 months rent deposit will be required.

The landlord will be responsible for the costs of external repairs and decorations with the tenant responsible for the internal repairs and decorations, plus a service charge to cover the communal areas, services and the Buildings Insurance. This therefore offers a tenant a very cost effective office suite with no hidden repairs costs.

#### RATES

Rateable Value - £4,500 (2017 Valuation)

We understand that qualifying businesses could benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or these premises qualify for this discount please contact Exeter City Council on 01392 277888.

#### SERVICES

Mains water, drainage and electricity are available with a shared Gas fired central heating system.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained for the premises, a summary is shown below, a full version can be downloaded from the web site. The rating is: - D 92.

#### VAT

We understand that VAT is not payable on the rent on this occasion.

#### LEGAL COSTS

The tenant is to contribute £395 towards the landlord's legal and administrative costs, including abortive fees, for the setting up of the new lease.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0657)



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#### Energy performance certificate (EPC)

Zone 4  
Wrentham Business Centre  
Prospect Park  
EXETER  
EX4 6NA

Energy rating  
**D**

Valid until: 10 August 2031  
Certificate number: 6854-8916-7624-3262-1783

Property type: B1 Offices and Workshop businesses

Total floor area: 97 square metres

#### Rules on letting this property

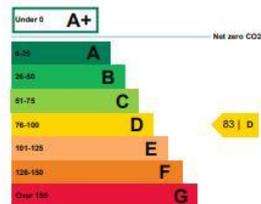
Properties can be let if they have an energy rating from A+ to E.

If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

#### Energy efficiency rating for this property

This property's current energy rating is D.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

#### How this property compares to others

Properties similar to this one could have ratings:

If newly built: 33 | B

If typical of the existing stock: 97 | D

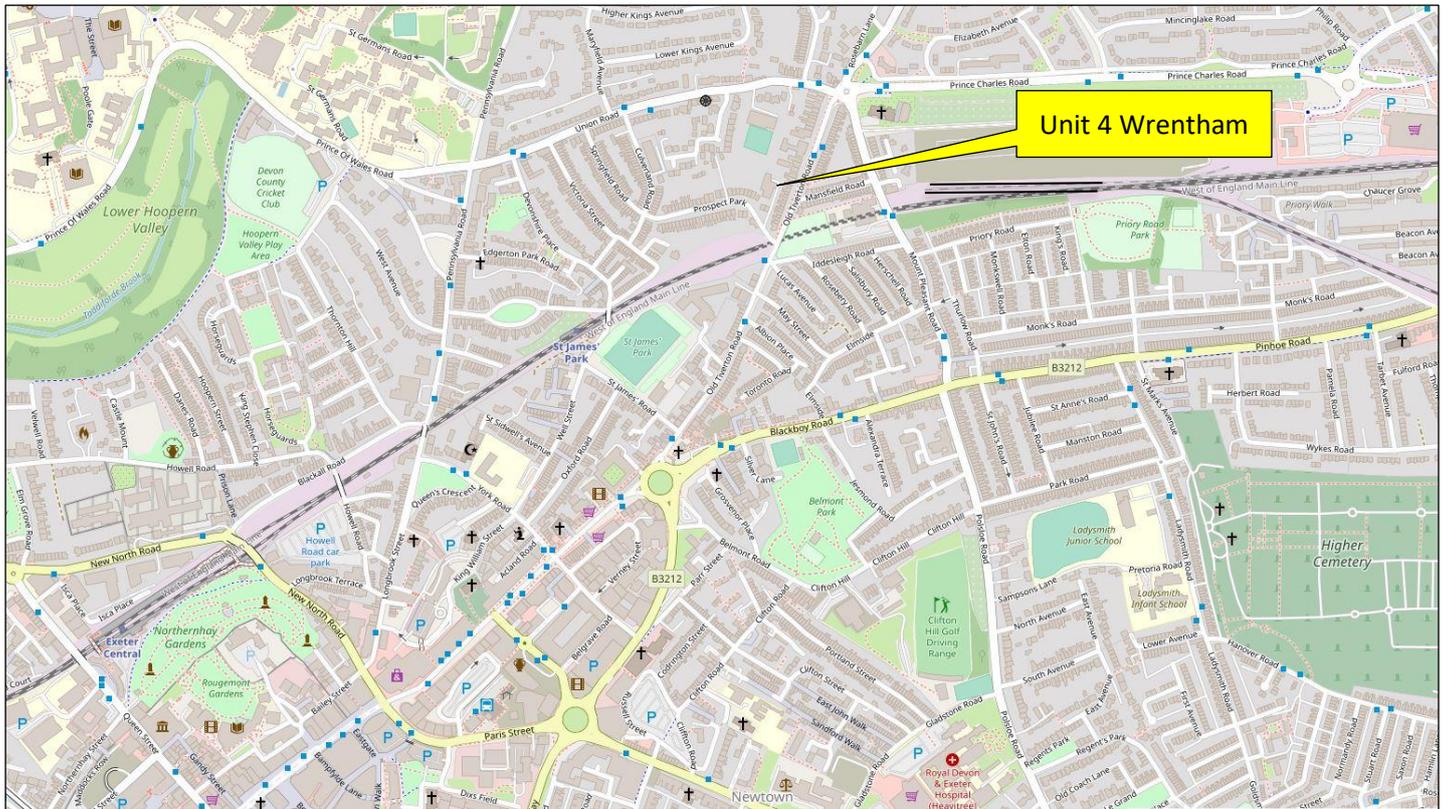
Properties are given a rating from A+ (most efficient) to G (least efficient).



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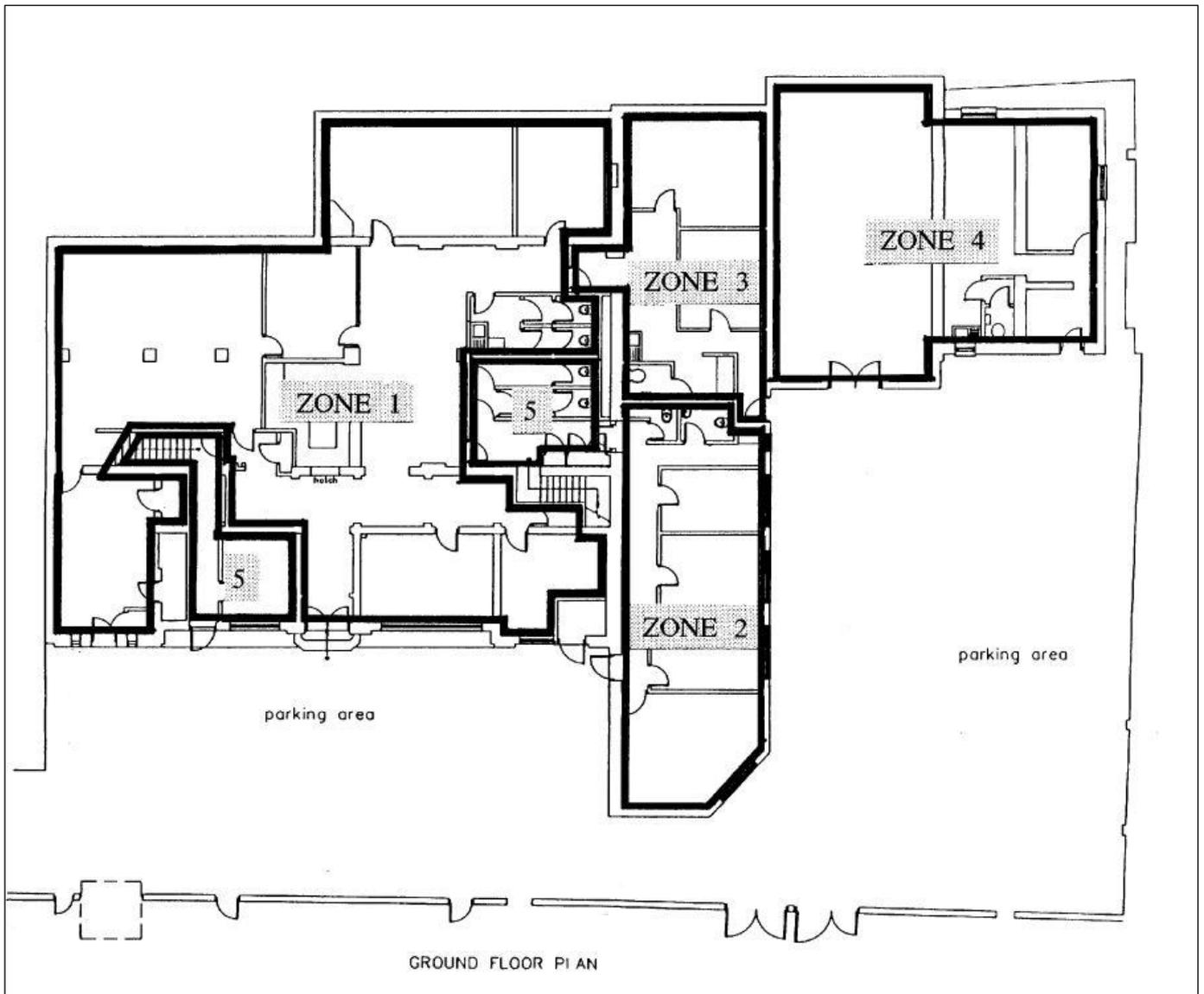
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.