

# TO LET

## WELL PRESENTED FIRST FLOOR OFFICE SUITE IN SOUGHT AFTER LOCATION WITH 6 PARKING SPACES

First Floor Suite totalling approx. 189 sq.m (2,035 sq.ft) with 8 Parking spaces

**SUITE 3 FIRST FLOOR, CHILTERN HOUSE, MATFORD COURT,  
SIGFORD ROAD, EXETER, DEVON, EX2 8NL**



An opportunity to occupy this well-located First Floor Office suite on the popular Matford Business Park. The suite comprises a large open plan office with board room and office / break out space with kitchen and staff room. To the front are 8 car parking spaces in the landscaped courtyard area. The premises offer access to the City centre and the M5 / A30 and A38 trunk roads plus the new Marsh Barton railway station.

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#### SITUATION AND DESCRIPTION

These well located premises are situated on the sought after Matford Business Park on the Edge of Exeter City Centre just off of one of the main spine roads leading through the estate. The premises therefore offer access to the City but also to the A30 / M5 and A38 / A380 trunk roads. Exeter is the capital city and county town of Devon and has firmly established its reputation of being the commercial centre of the South West. The city has a population of approximately 140,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has two mainline railway stations plus the Marsh Barton railway station and a modern and vibrant shopping area including the Princesshay Retail centre. Exeter airport is approximately 8 miles distant.

Suite 3 Chiltern House is located on the first floor of this modern office building with this suite forming half of the first floor, with shared access from the front car park via stairs or a lift. Chiltern House was constructed approximately 20 year ago and is set in a landscaped courtyard accessed off Sigford Road from Silverton Road, offering good visibility to the main spine road. The premises would suit a variety of potential occupiers and is available by way of a new lease.

#### ACCOMMODATION

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

#### FIRST FLOOR

Approached from the parking area via a glazed door into a shared ground floor entrance lobby with stairs and lift up to the first floor with entrance door to the suite with an inner glazed lobby to ....

#### Office 1 **13.76m x 12.66m (45'2" x 41'6") max**

Spacious office with windows to 2 elevations offering light and airy accommodation. Suspended ceiling incorporating integrated LED lighting. Carpeted. Floor boxes offering power and data. 2 Ceiling mounted air con cassettes. Radiators as fitted. Carpeted.



#### Office 2 / Board Room **8.55m x 3.72m (28'0" x 12'2") max**

Located at the rear of the main office running the entire length. Glazed panel to the main office with 2 doors, one at each end so could be sub divided into 2 offices if required. 2 windows. Suspended ceiling incorporating integrated LED lighting. Carpeted. Floor boxes offering power and data. 2 Ceiling mounted air con cassettes. Radiators as fitted.



#### Office 3 / Break Out Room **5.19m x 3.31m (17'0" x 10'10") max**

2 windows. Suspended ceiling with fitted LED lighting. Carpeted. Floor boxes offering power and data. Ceiling mounted air con cassette. Radiator. Glazed door to main office.

#### Kitchen **2.46m x 1.65m (8'1" x 5'5") max**

Fitted with range of wall and base units with worktop and inset stainless steel sink unit with mixer tap. Suspended ceiling with integrated LED lighting. Ceiling mounted air con cassette. Power as fitted. Space for fridge. Glazed door to main office. LVT flooring. Window.

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#### Shared Landing

From the landing doors lead to .....

#### Female Toilet

WC suite with wash hand basin. Part tiled walls. Radiator.

#### Male Toilet

W/C suite and wash hand basin. Part tiled walls. Radiator.

#### EXTERNALLY

To the front of the building is a landscaped and paved car parking area with 8 reserved and allocated car parking spaces available for this suite.

#### RENT

A rent of £26,950 pax plus VAT is sought for this well-located first floor office suite with 8 parking spaces. The rent will be payable quarterly in advance. A 3 months rent deposit may be required together with a directors guarantee. Full details on request.



#### LEASE

The premises are available by way of a new 6 or 10 year effective FRI lease by way of service charge with a rent review at the midway point. A tenant only break clause with 6 months prior written notice can also be incorporated at the mid-way point if required. The lease will be contracted outside of the security of tenure provisions of the landlord and tenant act.

#### BUSINESS RATES

We understand the suite is due to be reassessed as it was part of a larger occupation in the building, but we estimate the assessment to be approximately:-

Anticipated Rateable Value:- £26,250 (2026 Valuation)  
For further information or to clarify the above, please contact the Business Rates department at Exeter City Council. (01392 277888)

#### SERVICE CHARGE

An Estate service charge is payable for external landscaping etc, plus a buildings service charge for the costs of the heating, lighting and cleaning of common parts etc. Tenants will also contribute towards the buildings insurance premium. Further details are available on request.

#### LEGAL COSTS

Each party to be responsible for their own legal costs in the setting up of the new lease.

#### VAT

The rent and any service charge are plus VAT.

#### AGENTS NOTE

The adjoining suite could also be available. Full details on request.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the premises and is available to download from the web site. The Rating for the suite is: B 43

#### VIEWING

Strictly by prior appointment only with the Joint sole agents:-



#### Bettesworths

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221 St Marychurch Road  
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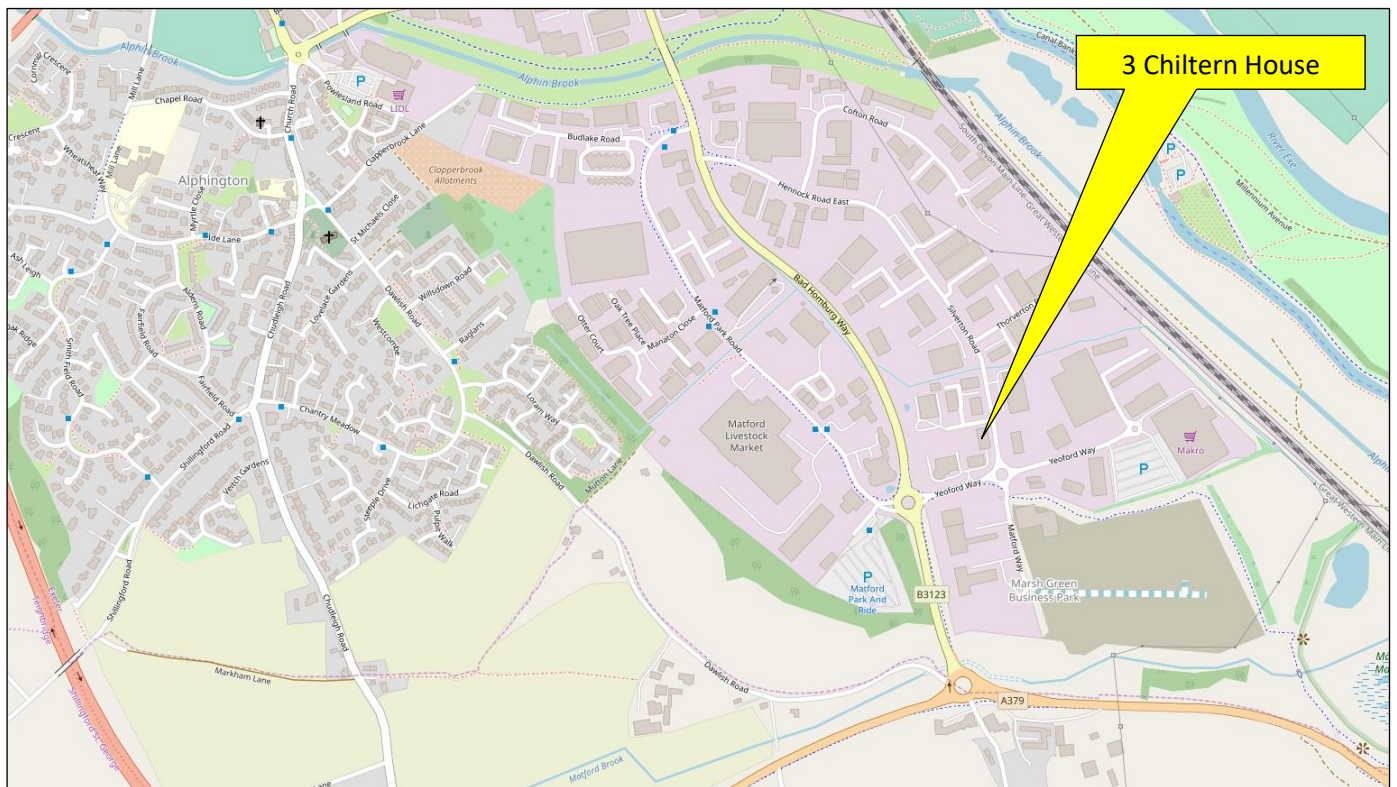
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