



TO LET Modern Office Building



Ground & First Floors, Unit 8 Abbey Court, Eagle Way, Sowton, Exeter, EX2 7HY 5,662 sq ft (526 sq m)

- **Modern self contained office building**
- **18 car parking spaces**
- **Established office campus**
- **Located close to Junction 30 of the M5**

Contact: Hugo Tillotson

01392 477433

4 BARNFIELD CRESCENT, EXETER, EX1 1QT

INDUSTRIAL

Location

Abbey Court is set in an attractive landscaped courtyard development of 8 high quality office units with extensive on site car parking. The development is located approximately half a mile from Junction 30 of the M5 motorway and approximately 3 miles from Exeter City Centre.

Description

Unit 8 Abbey Court is a self-contained modern office building and the available suite is situated on the ground floor, approached via a common lobby area and stairway. The building has been finished to a high standard to incorporate the following:

- Fully accessible raised floors
- Quality carpeting throughout
- Suspended ceilings incorporating recessed lighting
- Comfort cooled air handling system
- Double glazed solar tinted windows
- Extensive on site car parking

Accommodation

The approximate net internal floor area is as follows:

Ground Floor	259 sq m	2,792 sq ft
First Floor	266 sq m	2,870 sq ft
Total	526 sq m	5,662 sq ft

Externally there are 18 allocated car parking spaces.

The measurements are net internal areas and have been measured in accordance with the RICS Code of Measuring Practice.

Services

We confirm that that we have not tested any of these services installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Rent

Details on quoting rent and service charges are available from the letting agents.

Rates

We understand the suite has been assessed with the following Rateable Value:

Ground Floor	RV	£21,500
First Floor	RV	£23,250

The standard UBR multiplier for 2018/19 is 49.3p in £

VAT

All figures quoted are exclusive of VAT where applicable.

Legal Costs

Each party is to bear their own legal costs.

Viewing

For further information or to make an appointment to view please contact the joint sole agents.

Hugo Tillotson
Maze
4 Barnfield Crescent, Exeter, EX1 1QT
Tel: 01392 477433 Mobile: 07831 588873
Email: hugo@maze.uk.com

Important Notice

The particulars contained herein are for guidance only and do not form part of a contract nor can their accuracy be guaranteed.

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