



TO LET Prime Offices



Malvern House, Yeoford Way Matford Business Park, Exeter, EX2 8LB 6,635 sq ft (616.39 sq m)

- **Prime Office Building**
- **Established Business Park**
- **Generous car parking**
- **New lease available**

Contact: Hugo Tillotson

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4 BARNFIELD CRESCENT, EXETER, EX1 1QT

OFFICES

Location

The property is situated on Matford Business Park, a well established location approximately 2 miles to the south west of Exeter City centre.

Matford has quick access from the A377 leading from the City centre to the M5, A38 and A30.

Description

The property comprises a two storey purpose built office building of steel frame construction with insulated plastic coated steel sheet and curved roofs. Male and female WCs are situated on both floors with a disabled WC on the ground floor.

The ground floor is partly open plan and partly divided to form cellular offices, a board room, studio and storage area together with a small kitchenette. The first floor is largely open plan with two meeting rooms and a fully equipped kitchen

The offices are finished to to a high specification and include:

- Suspended ceilings with integral light fittings
- Gas-fired heating & water
- Passenger lift
- Raised access floors

Accommodation

The approximate net internal floor areas are as follows:

Ground Floor	308.32 sq m	3,320 sq ft
First Floor	307.97 sq m	3,315 sq ft

Total	616.39 sq m	6,635 sq ft
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Externally there is ample parking for staff and visitors.

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

Lease Details

The space will be available either in its entirety or on a floor by floor basis, on new FRI leases by way of service charge on terms to be agreed.

Rent

Details on rent are available from the agents.

Rates

The space is currently assessed as follows:

Offices & premises RV £54,000

The standard UBR multiplier for 2019/20 is 50.4 p in £

VAT

All figures quoted are exclusive of VAT where applicable.

Legal Costs

Each party is to bear their own legal costs.

Energy Performance Certificate

EPC Rating: Band D - 81

Viewing

For further information please contact the sole agents.

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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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