



Unit 6, Cranmere Court, Matford Business Park, Exeter, Devon, EX2 8PW

To let

Viewing by prior appointment with
Jonathan Ling MRICS.

(01392) 202203

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Newly refurbished ground floor business unit

Net Internal Area: from 978 to 1,595 sq.ft (148.10 sq.m)

Suitable for a variety of uses, subject to consents

To let: rents from £12,500 per annum

For Sale: £190,000 (long leasehold of whole)

Location

Cranmere Court is a modern office development, situated at Matford Business Park, which is approximately 2 miles south of Exeter City Centre. Matford has good access to the A38 Devon Expressway, the A30 and the M5 Motorway, and has regular park & ride bus services to the city centre.

Description

A well-presented office space comprising:

1. An open plan office with meeting room formed by fully glazed partition and staff welfare area, and;
2. A suite of rooms with separate access from the shared lobby. This area was formerly in use as a dental clinic, and while the dental equipment is not offered, the medical fit-out, including flooring and benches, can be left in situ.

The space is freshly refurbished throughout and ready for occupation, and suitable for a variety of uses subject to consents.

The unit has six allocated parking spaces, which would be apportioned between the two units if let separately.

Accommodation

The Net Internal Area (NIA) of the whole is 1,595 sq.ft (148.10 sq.m).

Alternatively, just the main office (No.1 in description above) can be offered, with NIA of 978 sq.ft (90.84 sq.m).

Lease Terms

The whole is offered by way of new contributory full repairing and insuring lease (a service charge will apply), at a rent of **£18,500 pa ex.**

Alternatively, the main office only (No.1 in above description) is offered by way of a new lease at a rent of **£12,500 per annum exclusive.**

Further terms to be agreed by negotiation; please contact agent for further details.

Tenure

The whole of the property is offered for sale Long Leasehold (125 Years from 1989) at a guide price of **£190,000** Further terms to be agreed by negotiation; please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C

Business Rates

The property is currently assessed by way of two assessments, which have a combined rateable value from April 2026 of £17,650. The combined rates payable in the year 2026/27 are understood to be £7,642.80.

The rateable value in respect of the main office (No.1 in the above description) is £10,250, and rates payable in the year 2026/27 are £4,428.

100% Small Business Rates Relief is available to qualifying companies taking just the main office. Interested parties are advised to make their own enquiries with the local billing authority, Exeter City Council.

VAT

VAT is applicable to the rent and service/estate charges.

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
Tel: (01392) 202203
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