

TO LET

Newly Refurbished Business Unit

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



- From 978 sq.ft to 1,595 sq.ft (148.10 sq.m)
- Six Allocated Parking Spaces
- Refurbished Throughout
- Available to Rent or for Sale (Long Leasehold)



TO LET | Code 12456

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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. Other occupiers include European Dental Laboratory (situated above the premises being offered), GM Insurance Brokers, next door and a range of professional and tech-based companies within this attractive and modern development.

Description

A very well-presented ground floor office space comprising: 1. An open plan office with meeting room formed by fully glazed partitioning and a 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 comprises a spacious reception area, two treatment rooms and a sterilising room. While the dental equipment is not offered, the medical fitout, including flooring and benches, and cabinetry can be left in situ. The space is freshly refurbished throughout having been decorated and carpeted to a good standard and it is 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 office suites if let separately.

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 separately, with NIA of 978 sq.ft (90.84 sq.m).

Terms – To Let

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

Alternatively, the ground floor can be divided into two, the main office and welfare only (No.1 in the 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 the agent for further details.

Business Rates

The property is currently assessed by way of two assessments:

Description: Office & Premises

Rateable Value: £10,250 from April 2026

Description: Dental Surgery & Premises

Rateable Value: £7,400 from April 2026

EPC

The energy performance certificate rating is C.

VAT

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

Services

Mains water, drainage, electricity and gas are connected. The building has a gas fired boiler providing the central heating and hot water. There is a fire alarm and intruder alarm fitted. Details of how services are metered and shared is available from the agents.

Terms – To Buy

The whole of the ground floor of the building 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 the agents for further details

Planning

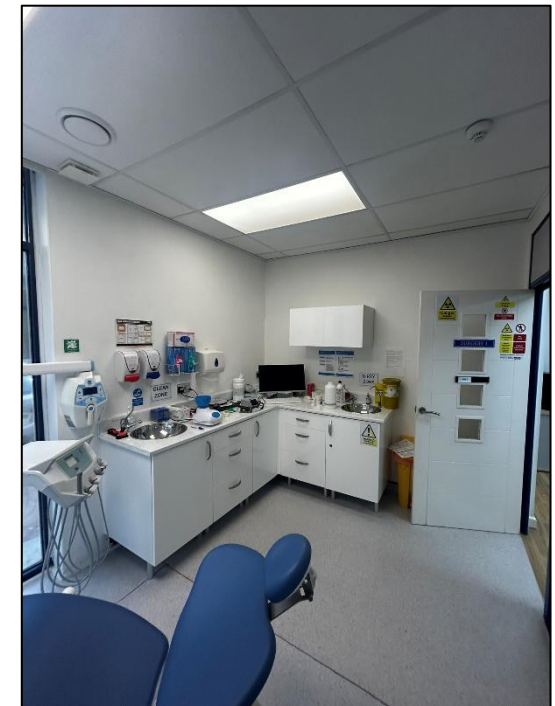
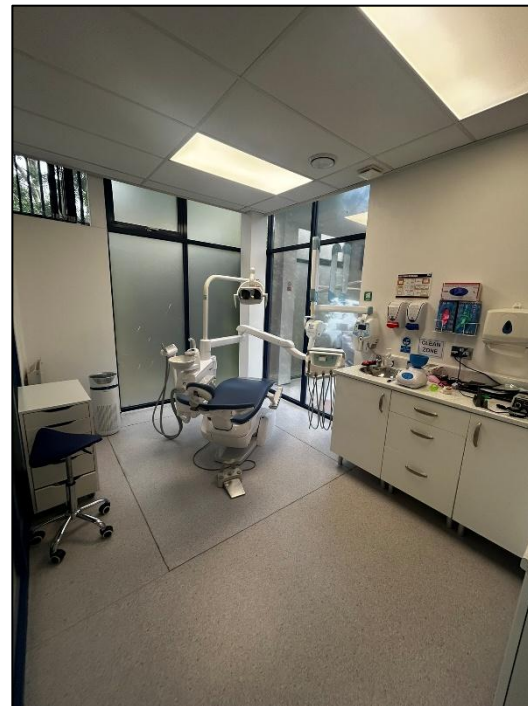
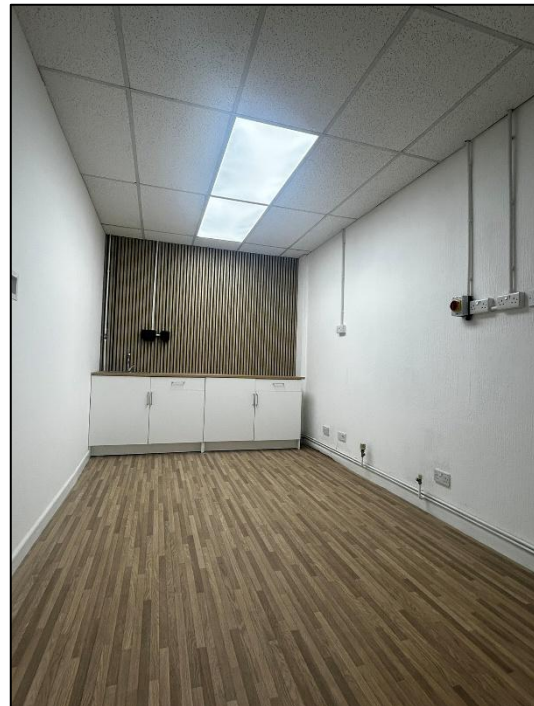
The agents are advised that the premise has planning consent for medical uses. The ground floor would also be suitable for a variety of uses subject to the usual consents being obtained.

Legal

Both parties to pay their own legal costs incurred.

Viewing

By appointment through Bruton Knowles.



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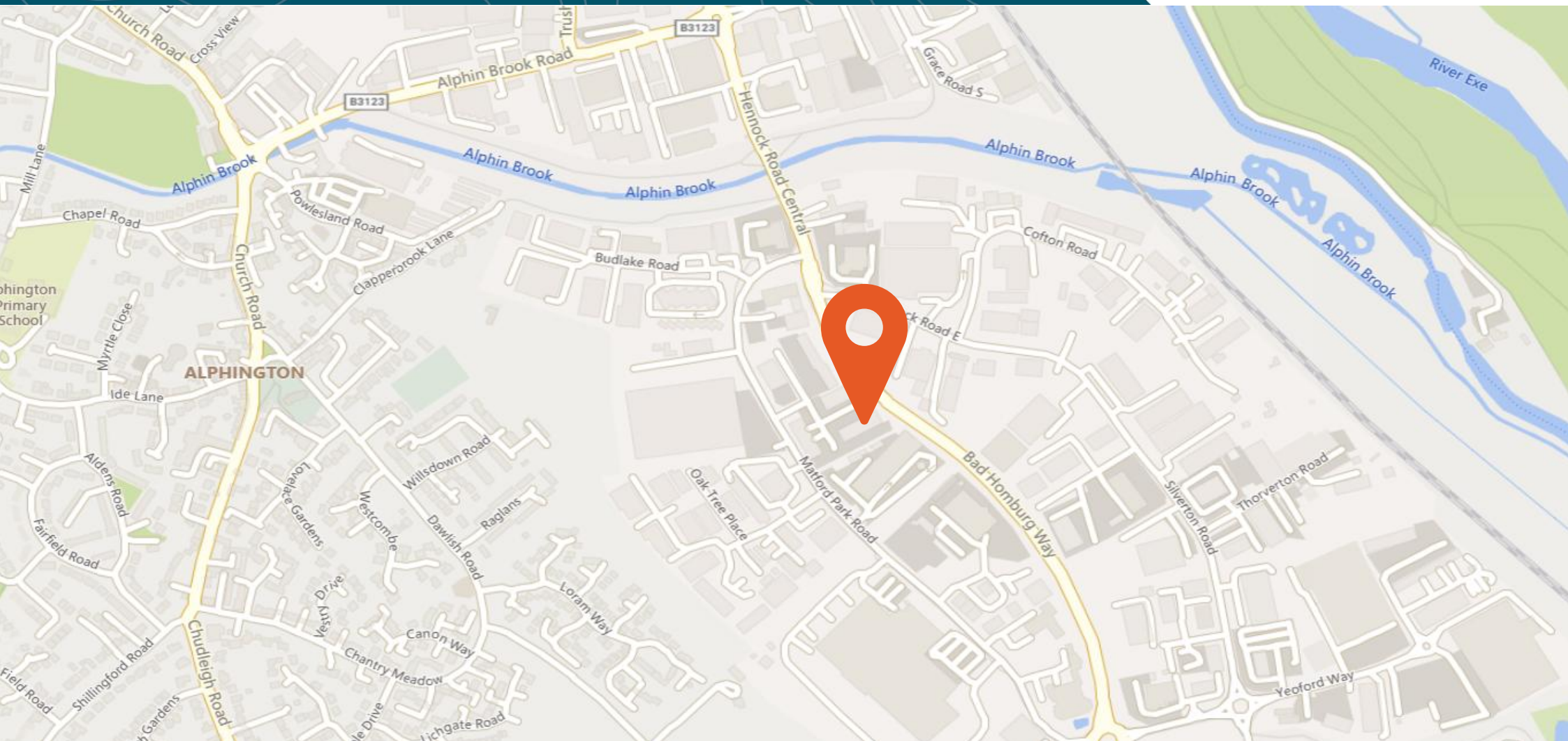
Exeter EX1 1RR



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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

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