

TO LET

OFFICE SUITE LOCATED OFF A BUSY ROAD IN THE SOUGHT AFTER TOWN OF EXMOUTH

Approximately 69 sq.m (743 sq.ft)

**OFFICE PREMISES, UNIT 1 43 EXETER ROAD,
EXMOUTH, DEVON, EX8 1PX**



These premises are conveniently situated in a good secondary location on the busy Exeter Road close to Exmouth Town Centre. The premises are available for an early occupation and would suit a variety of potential users including a mail order or office use, subject to the usual consents.

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SITUATION AND DESCRIPTION

Exmouth is a popular and busy coastal town with excellent road and rail links. The town has a resident population of some 35,000 which is significantly increased during the summer months. It has a good retail centre with a wide range of local, regional and national retailers plus a range of banks and building societies. The premises are located in Exeter Road, just a short walk from the High Street and the Magnolia Centre with the Sea Front also within easy walking distance, but benefitting from being on a busy main road leading into the town.

Exeter, which is approximately 9 miles distant is the capital city and county town of Devon and has firmly established a reputation of being the commercial centre of the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. Exeter offers ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 to Cornwall and London. The premises are located just off a busy road, and would suit a wide variety of potential users including both Mail Order or Office users seeking a convenient town location.

ACCOMMODATION

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

Office No 1 **8.86m x 3.95m (29'0" x 12'11") max**

Approached from side entrance. Carpeted. Electric wall heaters. LED lighting. Windows. Glazed panels with blinds to interview offices. To one end is a kitchenette with worktop and inset stainless steel sink unit with cupboards under. Tiled splashback.



Office No 2 **3.95m x 2.45m (12'11" x 8'0") max**

Electric wall heater. Power. Carpeted. LED lighting. Glazed panel with blinds to main office.

Office No 3 **3.99m x 2.71m (13'1" x 8'10") max**

Electric wall heater. Power. Carpeted. LED lighting. Glazed panel with blinds to main office.

Office No 4 **3.96m x 2.42m (12'11" x 7'11") max**

Electric wall heater. Power. Carpeted. LED lighting. Glazed panel with blinds to main office.

Walkin Storage Cupboard **3.30m x 1.06m (10'10" x 3'6") max**

Useful storage area.

Toilet

WC suite with wash hand basin. Tiled floor.

EXTERNALLY

The premises have on road parking to the front of the premises.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested, a summary is shown below, a full copy is available to download from the web site. The rating is:

RATES

Rateable Value: - £5,900 2026 valuation list

A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this relief, please contact East Devon District Council Business Rates department (01395 516551)

RENT

A rent of £6,900 per annum is sought for these prominent premises, payable quarterly in advance by standing order. VAT is not charged.

TENURE

A new 6 year lease is available with an upwards only rent review at the end of the third year. The landlord will be responsible for the external repairs and decorations with the tenant only therefore responsible for the internal repairs and decorations. A mid-term tenant only break clause can also be incorporated if required. The lease will be contracted outside of the Landlord and Tenant Act.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

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SERVICE CHARGE

A service charge will exist of £125 per quarter for the general Estate maintenance and shared services.

LEGAL COSTS

The tenant is to contribute £395 plus VAT towards the landlord's legal and administrative costs, including abortive fees, for setting up the new lease.

SERVICES

Mains water, drainage and electricity are available to the property.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0937)



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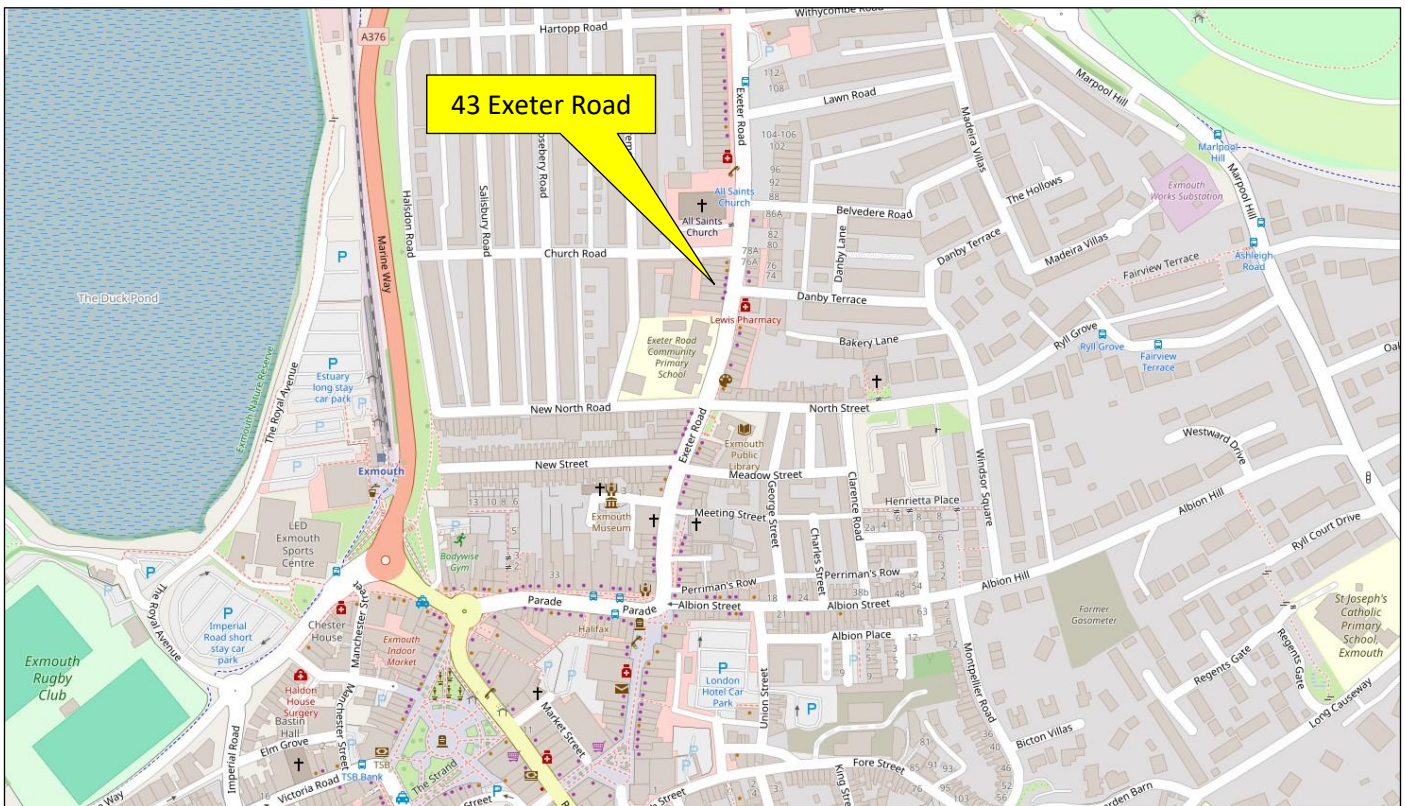
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.