

Windsor Court

Manaton Close, Matford Business Park,
Exeter, Devon EX2 8PF

1,035 sq m (11,139 sq ft) with yard 0.14 ha (0.35 acres)



- To Let
- High quality warehouse / distribution unit with offices
- Extensive, secure yard (0.14 ha / 0.35 acres)
- 6.94m eaves height
- Established commercial location
- Excellent access to the local and regional road networks
- Immediately available

Location

Windsor Court is a development of business units on Manaton Close at Matford Business Park, which is approximately 2.5 miles south-west of Exeter city centre. The estate has good links to the M5 motorway and the A30. The Matford Park & Ride is approximately 500m from the property and a bus service runs regularly past the entrance to Manaton Close.

Other nearby occupiers include BSS Group, Carrs, Calendar Club and Mitie.

Description

The property is a detached, modern warehouse constructed in the late 1990s. It is of steel portal frame with brick and metal profile clad elevations and has a minimum eaves height of 6.94m. The warehouse is complimented by a single storey office block to the front, with brick elevations under a pitched metal profile roof. Two loading doors, (measuring 4.1m x 5.78m) are fitted to the front elevation on either side of the office block.

Externally, there is a level brick paved yard to the front, with 22 marked parking spaces, and landscaped areas to the boundaries and to the rear of the building. The yard area extends to approximately 0.14 ha (0.35 acres).

Accommodation

(All dimensions and areas are calculated on an RICS gross internal basis).

	Sq m	Sq ft
Ground Floor		
Workshop / Warehouse	938.80	10,106
Ground Floor Offices / Ancillary	96.00	1,033
TOTAL	1,034.80	11,139



Tenure & Terms

The premises are available immediately on a new fully repairing and insuring lease for a term to be agreed. The asking rent is £87,250 per annum exclusive.

VAT

VAT is applicable to the rental.

Services

Mains electricity (including 3 phase), gas, water and drainage are all connected to the property.

Rateable Value

We are informed by the Valuation Office Agency that the property has a rateable value of £46,250.

Energy Performance Certificate (EPC)

An EPC has been commissioned and will be available for inspection from the agents.

Legal Costs

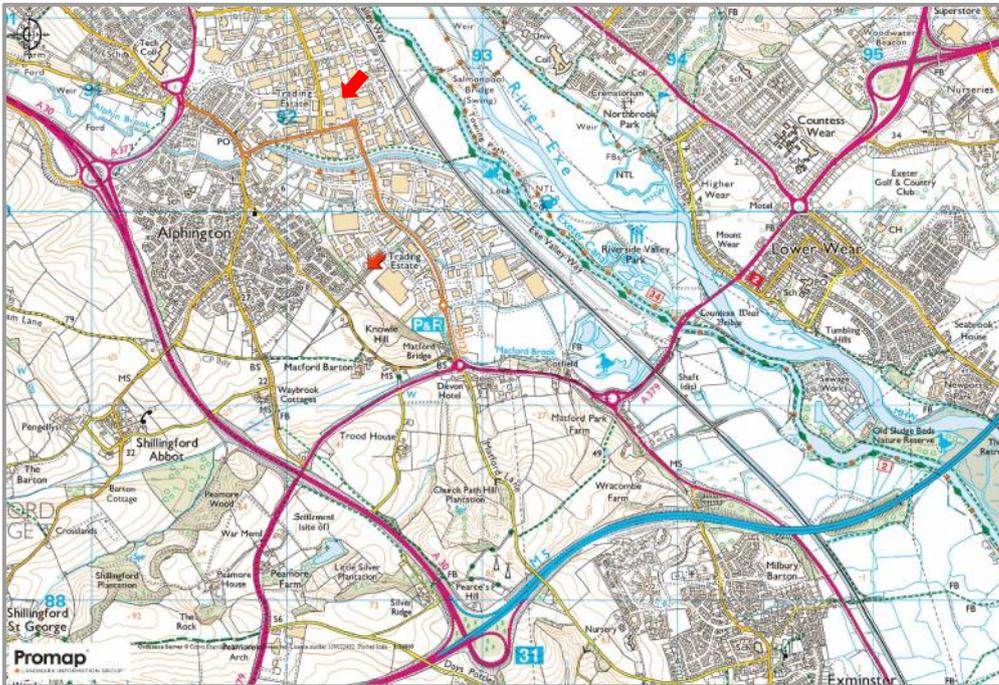
Each party to bear their own legal costs incurred in the transaction.



Site Plan



Location Plan



Viewing & Further Information

By appointment with the sole agents:

Contact JLL:

Tim Western
01392 429 305
tim.western@eu.jll.com

Kye Daniel
01392 429307
kye.daniel@eu.jll.com

DISCLAIMER

© COPYRIGHT 2017 JONES LANG LASALLE. All rights reserved. No part of this publication may be reproduced or transmitted in any form or by any means without prior written consent of Jones Lang LaSalle.

It is based on material that we believe to be reliable. Whilst every effort has been made to ensure its accuracy, we cannot offer any warranty that it contains no factual errors. No liability for negligence or otherwise is assumed by Jones Lang LaSalle for any loss or damage suffered by any party resulting from their use of this publication.