

To Let



Palatine House
Matford Court
Exeter
EX2 8NL

1,639 – 3,411 sq ft (152 – 316 sq m)

Modern Ground & First Floor Office Premises

Bristol 0117 317 1000
Swindon 01793 615477

London 020 7493 9151
Taunton 01823 444879

Cardiff 029 2022 0000
Exeter 01392 353080

Gloucester 01452 623290
Truro 01872 222174

alder king

PROPERTY CONSULTANTS

Location

Palatine House is located on the Matford Office Park which is within 5 minutes of Junction 30 of the M5, and prominently situated on Yeoford Way with excellent visibility from the B3123. Exeter is the regional capital of the South-West and provides strategic road connections by Junctions 29, 30 and 31 of the M5 and national / international air travel from Exeter Airport. Matford Park & Ride is close by with excellent mainline rail links via Exeter St Davids, which also offers direct routes to London Paddington.

Description

Palatine House is a self-contained semi detached building offering modern high quality accommodation on ground and first floor, currently providing some open plan office accommodation with existing fit-out, meeting rooms and cellular offices. The ground floor is currently utilised as a laboratory, and would suit other uses such as showroom or further office accommodation. The suite can also be let with office furniture if required.

Specification

- Air conditioning throughout
- Suspended ceilings with recessed Cat II Lighting
- 24-hour access
- Wired for power and data
- Full-access raised floor
- Demised w/c's
- 12 on-site car spaces

Accommodation

Description	Ft ²	M ²
Ground Floor	1,639	152.35
Part Ground & 1 st Floor	1,772	164.62
Total	3,411	316.97

All measurements are approximate Net Internal Areas.

Terms

The property is available by way of a full repairing and insuring assignment or sub-lease for a term

of years to be agreed, incorporating regular rent reviews.

Rent

£7 per square foot

The property is available as a whole or on a floor by floor basis.

The above figures are exclusive of business rates, service charge, building insurance and all other outgoings payable.

Business Rates

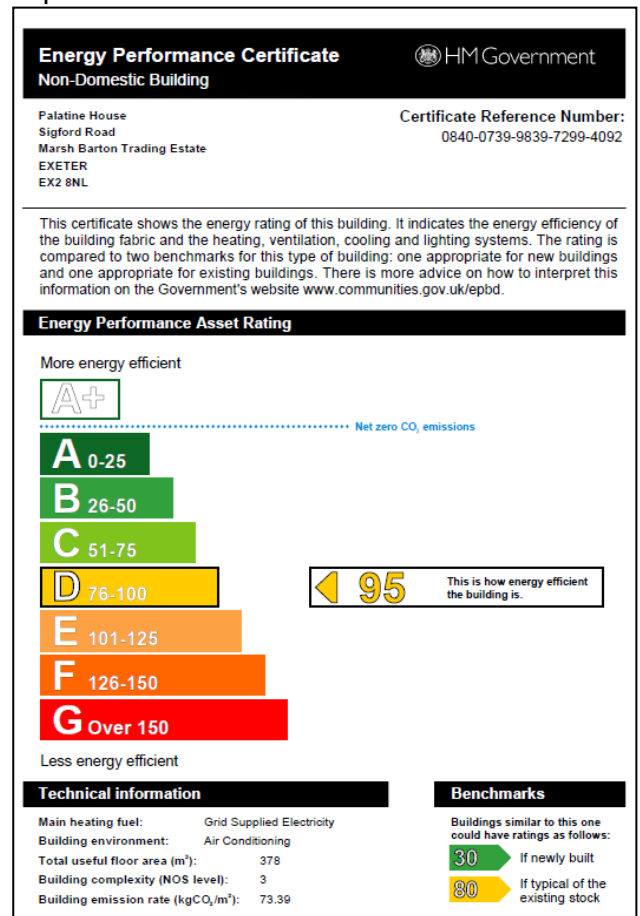
We are informally advised by the Valuation Office Website that the premises are assessed for rating purposes as follows:-

Rateable Value 2010: £44,250

UBR Multiplier 2011/2012: 43.3p in the £.

Energy Performance Certificate

An EPC has been produced and is available for inspection



Legal Costs

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

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

SUBJECT TO CONTRACT

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Viewing Arrangements/Further Information

For further information or to arrange an inspection, please contact the joint agents:-

Alder King Property Consultants

Contact Lee Southan

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Fax 01392 353081

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