NEW BUILD OFFICE SUITES - TO LET
Kennford, Exeter

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PROPERTY CONSULTANTS

NEW BUILD FIRST FLOOR SERVICED OFFICE SUITES AVAILABLE

Partridge House
A38
Kennford
Exeter
EX6 7TW

200 - 1,184 sq ft
(18.6 - 109.9 sq m) net approx

- Flexible monthly terms & fully inclusive rents
- High quality specification
- Lift access
- Shared kitchen & WC's
- Easy access to A38
- 1 parking space per desk

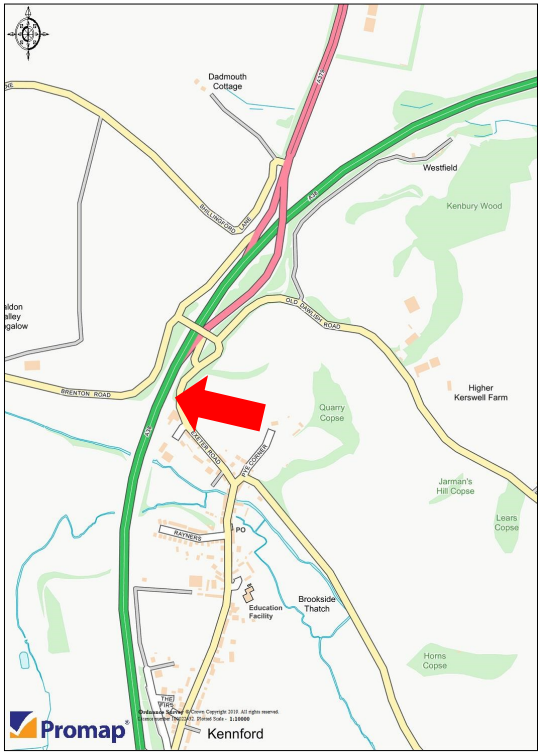
Partridge House, A38, Kennford, Exeter, EX6 7TW

Location

The offices are situated adjacent to the A38 at Kennford, ideally situated for access to Exeter and North Devon via Junction 31 of the M5 and the A30 located 1.8km (1.1 miles) to the north, and Teignbridge, South Devon and Plymouth via the A38 to the south. Exeter city centre is 4.5 miles by road. Access to the premises is via the A379 slip road from Matford, Exeter, or via the Kennford turning off the A38.

The premises are located directly adjacent to Partridge Cycles, and benefit from shared use of the car park.

Kennford boasts an award-winning public house (The Seven Stars), a post office and general stores.



Description

Partridge House comprises a newly-developed business centre providing modern serviced offices finished to a high standard, with shared facilities such as WC's and kitchen space.

The offices are located at first floor level and accessed via a side entrance at ground floor, leading to stairs and a lift to first floor. A manned reception is located upon entering the first floor, providing the option of admin support.

Features of the offices include:

- Newly decorated & provided either furnished or unfurnished.
- Perimeter trunking providing Cat 6 data and power sockets.
- Suspended ceilings with recessed LED lighting.
- Independently controlled heating & air-conditioning.
- High speed business-grade fibre optic internet, providing building wide WiFi. Also visitor WiFi.
- Separate phone numbers for each room/ organisation. Existing numbers can be transferred on request. Handsets issued FOC and charged monthly.
- Electric key fob entry.
- Lift access.
- Shared (private) boardroom, available with 4 hours free use pcm (subject to availability) or £10 + Vat per hour for additional usage.
- Free tea & coffee available.
- 1 parking space per desk. Free parking on road.
- Cleaning of offices and communal areas.
- Bike shelter available.
- Flexible and simple contract documentation.
- ***CO-WORKING DESKS ALSO AVAILABLE

Accommodation

- Room 11: 5-desk office
- Room 13: 6-desk office
- Room 14: 11-desk office
- Room 16: 7-desk office

Services

We are advised that all main services are connected to the premises and confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Terms

The individual office suites are available on a serviced basis for fully-inclusive, transparent rents, based on £200 (+VAT) per desk, per month.

Co-working desks are also available in Room 17 for £100 (+VAT) per desk, per month, on an all-inclusive basis.

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References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to landlords' discretion.

Energy Performance Certificate

The energy performance certificate rating is B (36). The full certificate and recommendations can be provided on request.

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 2012 (CAR 2012). 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.

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 implications before entering into any agreement.

Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents.

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Ref: WA/JAS/90399

Date: March 2019

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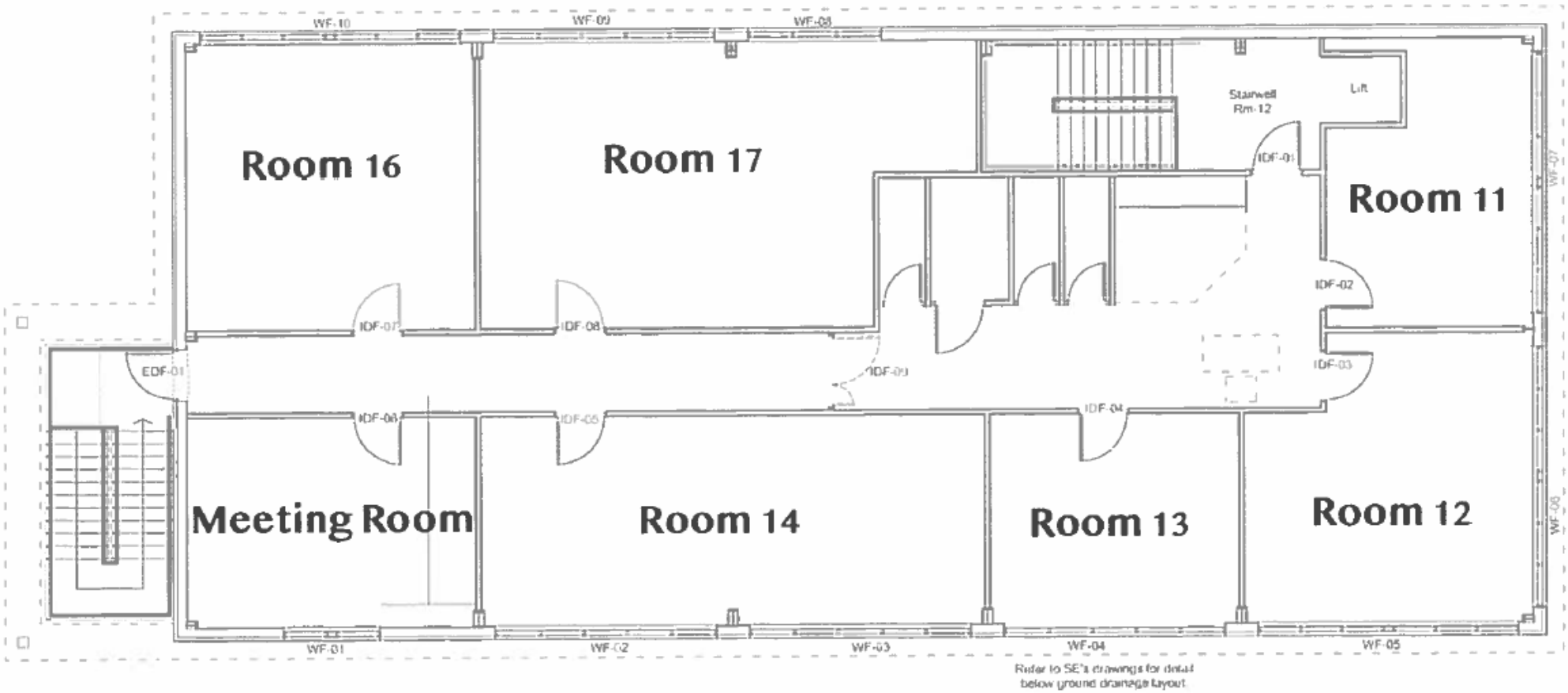
Building Floorplan (not to scale):



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