

# Unit 4, The Knowles Units

Ref No: 4694

Silverton Road, Matford, Exeter, Devon, EX2 8HJ



## Modern Commercial Unit in Matford - To Let

Ground Floor 353m<sup>2</sup> (3,808 sq ft) - Mezzanine 171.5m<sup>2</sup> (1,846 sq ft)

8 Allocated Parking Spaces

Versatile Space, Suitable for Many Uses (Subject to Consents)

New Lease - Terms to be Agreed

Annual Rental of £37,500 + VAT

Interested in this property?  
T.01803 2120 21 [bettesworths.co.uk](https://www.bettesworths.co.uk)



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## DESCRIPTION

The property is located at the southern end of the Marsh Barton Trading Estate, Exeter's principle industrial area. The Matford area and this property is situated close to the main estate spine road, giving easy links into the centre of Exeter and also to the M5, A30, A38/A380.

Unit 4 is a modern high bay industrial estate in a terrace of similar units.

Opportunities to lease units in this popular location are rare.

## ACCOMMODATION

The accommodation is made up of an open span steel portal frame, so is entirely flexible but is currently arranged as follows.

## GROSS DIMENSIONS

53' 5" x 71' 3" (16.29m x 21.72m)

Arranged as:-

## TRADE COUNTER & ADMINISTRATION OFFICES

71' 3" x 20' 10" (21.72m x 6.35m) (full depth)  
With Kitchenette.

## MEETING ROOM

13' 9" x 8' 2" (4.2m x 2.5m)

## WCS

## MEZZANINE

34' 7" x 53' 5" (10.53m x 16.29m)  
Situated to the rear of the unit.

## GROSS INTERNAL AREA

## GROUND FLOOR

353m<sup>2</sup> (3,808 sq ft)

## MEZZANINE

171.5m<sup>2</sup> (1,846 sq ft)

## POWERED SECTIONAL UP AND OVER LOADING DOOR

13' 1" x 13' 1" (4m x 4m)  
With personnel door to trade counter.

Max height: 8.3m.

## OUTSIDE

Parking for 8 vehicles.

## VAT

VAT is chargeable on rent and other outgoings.

## TENURE

The property is owned freehold by our client and is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed.

## RENT

£37,500 + VAT per annum.

## BUSINESS RATES

The Valuation Office Agency website shows the following Rateable Value

2023 List: £26,250.

**Please note this is not Rates Payable.** Interested parties are invited to make enquiries with the Agents as to estimate on Rates Payable.

## LEGAL COSTS

Each party to bear their own legal cost incurred in any transaction.

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

## EPC AWAITED

### CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



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