

ETS HOUSE, EMPEROR WAY, EXETER BUSINESS PARK, EXETER, EX1 3QS



- TO LET
- HIGH QUALITY, MODERN OFFICES
- WELL KNOWN BUSINESS PARK, CLOSE TO M5 AND A30
- 2,412 SQ FT (224 SQ M)
- ON SITE CAR PARKING FOR 8 CARS
- EPC HAS BEEN APPLIED FOR

**£36,000 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

Located in Exeter Business Park, a minute's drive from the eastbound A30 junction with the M5. Exeter City Centre is a short drive west and the Honiton Road Park & Ride scheme provides quick and easy access into the City. Both the southbound A38 towards Torquay & Plymouth and the westbound A30 towards Cornwall are under 5 minutes' drive away and to the north, Bristol is a 90 minute drive away. Nearby occupiers include the Met Office, HSBC, Kier, Bishop Fleming, Ashfords, Regus and NFU.

DESCRIPTION

A high quality office benefitting from suspended ceilings, recessed Cat II lighting, raised floors as well as perimeter trunking at waist height throughout. The first floor has its own kitchenette as well as access to both male and female WCs. Disabled WC are located on the ground floor. The office is heated by gas powered central heating and is complemented by double glazing windows that are openable. The first floor is currently fitted out to provide 7 separate working areas/private offices/meeting rooms but can be altered to suit the needs of the new occupier.

SCHEDULE OF ACCOMODATION

First Floor office: 2,412 sq ft (224 Sq m)

There is furniture and additional office equipment that can be made available by seperate negotiation

SUPERFAST BROADBAND

The premises benefit from a direct fibre line into the premises so superfast broadband is available with 50mb upload and download speed.

LEASE TERMS

A new lease on proportionally Full Repairing & Insuring lease terms is available for a length to be agreed. The premises will be documented by way of a schedule of condition prior to lease completion.

LEGAL COSTS

Each party to bear their own.

SERVICE CHARGE

There is currently no service charge for the property. The Tenant will however be responsible for utilities to the first floor and if necessary, the lease will make provision for a service charge to manage the common parts.

BUSINESS RATES

The property is currently rated as a single unit so will need to be re-rated on completion of the lease. It is estimated that the rateable value for the first floor will be in the region of £23,500 with some additional rates payable for the car parking.

VAT

VAT is not payable on the rent.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is being assessed.

CONTACT INFORMATION

For further information or an appointment to view please contact either:-

Tom Smith on 01872 247013 or via email ts@miller-commercial.co.uk or

Mike Nightingale on 01872 247008 or via email msn@miller-commercial.co.uk



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