ETS HOUSE, EMPEROR WAY, EXETER BUSINESS PARK, EXETER EX1, 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 RATING "C" (62)

£36,000 PER ANNUM EXCL
LEASEHOLD

Miller Commercial
The business property specialists

CORNWALL & SOUTH WEST 20 YEARS 1994 - 2014

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 neccessary, 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 C (62).

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

PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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VIEWING: Strictly by prior appointment through Miller Commercial.

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