



For Sale
To Let

£290,000

£28,000 pax

Suite 1 Ground Floor, Chiltern House, Sigford Road,
Marsh Barton Trading Estate, Exeter, Devon, EX2 8NL

2,023 Sq Ft
(187.94 Sq M)

Summary

- Modern ground floor office suite
- Approx 2,023 sq ft (187.94 sq m)
- Current configuration includes dedicated office areas
- Suited to office, admin & other commercial uses (STP)
- 8 allocated parking spaces
- To let / may sale
- Nearby access to Bad Homburg Way and links to M5 motorway
- Park & Ride and Rail station nearby

Location:

Matford Park is a modern business park located on the south west edge of the main Matford Industrial Estate approximately 2.5 miles south-west of Exeter city centre. Easy access to main arterial road links to the M5 motorway and the national road network with both Park & Ride & the Marsh Barton rail station within walking distance.

Chiltern House is accessed off Sigford Road via Silverton Road. Nearby occupiers include U-Check, Bluebird Care and other professional and medical outlets.

Description:

Chiltern House is a high specification two-storey modern office building comprising of four office suites. Suite 1, located on the left hand side of the ground floor, is well presented and currently configured with a central reception area and surrounding dedicated office break out rooms. Communal lobby entrance with shared welfare facilities available both on ground and 1st floor.

Features include:

- Intercom system
- Suspended ceiling with Cat II / LED lighting
- Raised floor boxes
- Gas central heating
- GF disabled WC plus access to WC facilities on 1st floor
- Kitchenette
- External CCTV security

The Unit has 8 dedicated car parking spaces directly in front of the building.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a net internal basis.

	sq m	sq ft
Total	187.94	2,023

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (74)

Planning:

The amended use classes would mean this property could be used for E class uses. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £26,250, therefore making the approximate Rates Payable £11,340 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with Exeter City council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Consideration may also be given to sale of long-leasehold. Please contact agents to discuss.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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