

For Sale/To Let

Stylish New Office Suites

Approximately 72 sq m (775 sq ft) each

Haven Road
EXETER
Devon



A brand new office development designed and built to a highly attractive contemporary style and very conveniently situated close to the centre of Exeter and adjacent to the picturesque quayside and canal area.

ALL ENQUIRIES

Tel: 01392 201748
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

DESCRIPTION

A unique new purpose built office development close to the centre of Exeter and adjacent to the picturesque quayside and canal area. The offices are situated above a chandlery business where they enjoy their own entrance via a dedicated foyer with a lift and a stylish balcony. Each suite benefits from an intercom to the foyer, private parking and an open south westerly aspect with views towards the Haldon Hills.

Each office suite will be offered either fitted out by the vendor or, if preferred, as an exciting opportunity for the new occupant to 'fit out' themselves. Each will have approximately 72 square metres of accommodation (775 square feet) and be completely self contained. Layout plans are available for discussion at this office.

TENURE

The individual suites are being offered on the basis of a new 99 year ground lease at a peppercorn rent.

SERVICE CHARGE

A services charge will be payable by each occupier to cover the maintenance and repair of the communal areas including the exterior of the building and this will be calculated on the basis of the area of the individual unit as a percentage of the area of the building as a whole.

CAR PARKING

Each unit will have one car parking space allocated to it.

PRICE /RENTAL

On application and will reflect the 'fit out' options detailed above.

RATES

To be assessed

VAT

VAT is chargeable at the prevailing rate.



VIEWING

Strictly by prior appointment only with vendor's Joint Sole Agents, for the attention of John Daborn or Mike Henderson at

drewpearce^{EST}
Chartered Surveyors and Estate Agents

Tel: 01392 201748

Email: commercial@drewpearce.co.uk

Or

Tony Noon at

Aaron Fox

Tel: 01392 204303

Email tn@aaronfox.co.uk

Property ref: 60 - 2905

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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property. **Floorplan For Illustrative Purposes Only.** Please note that DREW PEARCE uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact DREW PEARCE.