

SELF CONTAINED B1 OFFICE BUILDING

**76.3m² (820 sq ft)
TO LET**

**11 KINGFISHER
COURT
VENNY BRIDGE
TRADING ESTATE
EXETER EX4 8JN**



LOCATION:	The Venny Bridge Trading Estate is conveniently located in Pinhoe Exeter on the outskirts of Exeter and convenient for access into the City or onto the M5
DESCRIPTION:	The accommodation comprises a two storey self-contained modern office building benefiting from the following features: Suspended ceilings - UPVC windows and door - Floor coverings – Security Alarm System - Night Store Heating
ACCOMMODATION:	The ground floor extends to 36.88m² (396 sq ft) and comprises Main office/reception (with staircase to first floor) Kitchenette facility and W.C. with wash hand basin The first floor extends to 39.42m² (424 sq ft) and comprises Main general office 2 private offices There are 3 allocated parking spaces in the adjoining yard EPC E105
SERVICES:	Mains electricity, drainage and metered water supply
RATES:	Rateable Value £7,600 Occupiers may qualify for a reduction in rates payable within Small Business Rates allowances. Enquires should be made to Exeter City Council
TERMS:	To Let on a new Internal Repairing and Insuring lease at an initial rental of £8,840 p.a. exclusive on a length of term to be agreed
VIEWING:	By appointment with Landflow Tel: 01395 269988

These particulars are believed correct but their accuracy is not guaranteed and they do not form any part of any contract.