



Exeter
City Council

**Unit 1,
The Livestock Centre,
Matford Park Road, Exeter**



TO LET

Located within Exeter Livestock Centre facing on to the concourse
45.47m² (489ft²) office space, including a small kitchenette

Parking for 2 cars included

Rent: Offers are invited in region of £6,200 per annum exclusive

Viewings by prior appointment
01392 265142

Location

Unit 1 is located within The Livestock Centre, facing the central concourse along with similar office units. The Livestock Centre is to be found on the southern side of Exeter's largest industrial estate at Marsh Barton and benefits from good access on to the M5/A38 & A30 roads. Restaurant and conference facilities are available on site, and the centre hosts a minimum of two livestock markets each week, as well as a wide range of other events.

Accommodation

The premises provides 45.47m² (489ft²) of office space (IPMS 3) including a small kitchenette. The premises benefits from a glazed frontage and 2 car parking spaces. Male and female toilet facilities are located close to the premises off the concourse.

Terms

The premises are available by way of a new 3 year internal repairing, contracted out lease.

All internal repairs to the premises are to be the responsibility of the tenant.

All structural repairs to the premises and building are to be carried out by the Council, including decoration of the premises frontage.

The Tenant will be responsible for insuring the plate glass windows and must hold public liability insurance with an Indemnity limit of at least £5 million.

Rent

The initial rent to be £6,200 per annum, excluding rates, plus VAT payable quarterly in advance on the usual quarter days.

Service Charge

A service charge applies in respect of the landlord's costs of providing services including buildings insurance, fire protection, refuse collection, provision of toilets and maintenance of communal areas.

The service charge is payable quarterly in advance and is reviewed each financial year based on the actual spend in the previous year.

Use

The premises may be used as offices. Applications for retail use will be considered subject to planning.

The premises cannot be used for the sale or display of livestock, the procurement of instructions to sell livestock, or the buying and selling of motor vehicles by private treaty or auction.

Business Rates

The Direct Gov website confirms the Rateable Value of the premises as £4,600.

The rates payable in the year 2016/17 are understood to be £2,286. Small business rate relief may be available

Energy Performance Certificate

The EPC is attached to these details.

VAT

These premises are elected for VAT which is chargeable on the rent and service charge

Legal Costs

The tenant is to be responsible for the Council's reasonable legal fees.

Viewing

For further information or to arrange and inspection, please contact:

Jonathan Ling BA (Hons) MSc MRICS
Associate Director



Tel: (01392) 202203

DD: (01392) 284233

If you need these particulars in large print, on audio tape or in other formats, please contact us.

These particulars are believed to be accurate but are not guaranteed to be so, and form no part of any contract. The Council is under no obligation to accept the highest or any other offer.

Energy Performance Certificate

Non-Domestic Building



Unit 1, Exeter Livestock Centre
Matford Park Road
Matford Business Park, Marsh Barton Trading Estate
EXETER
EX2 8FD

Certificate Reference Number:
9491-3096-0462-0500-4091

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

◀ **81**

This is how energy efficient the building is.

Technical Information

Main heating fuel: Grid Supplied Electricity
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 44
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 50.14

Benchmarks

Buildings similar to this one could have ratings as follows:

28

If newly built

82

If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.

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