



Turner Locker Barnfield

Commercial Property Consultants

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**Unit 5, Knowle Units,
Silverton Road,
MATFORD PARK,
EXETER, EX2 8HJ**



FOR SALE

**MODERN LABORATORY/WAREHOUSE UNIT WITH
TRADE COUNTER/OFFICE FRONT
7 ALLOCATED PARKING SPACES**



LOCATION AND DESCRIPTION

The Knowle Units comprise of a terrace of five warehouse/industrial units built by ROK Developments in 2002. They front Silverton Road which is the main road through the estate and are designed for trade counter/showroom use, having glazed pedestrian doors and ample parking to the front and are located at Matford Park, a modern mixed-use business park located on the edge of Exeter around 2.5 miles south-west of the city centre. It has A-road links to the M5 motorway and the national road network.

Nearby occupiers include Hayley Group, Sprague & Ouseley and DJH Roofing.

Unit 5, is an end-terrace unit with front loading door, which has been fitted out internally with a mezzanine



The unit has a loading door and eaves height of circa 6.5 metres.

There is a gas fired boiler providing hot water and serving radiators in the areas below the mezzanine. There is also air conditioning in the front office/trade counter showroom. Fire and security alarm systems are connected.

The unit is offered with 7 dedicated parking spaces in the car park to the front.



ACCOMMODATION

The unit has the following approximate Net Internal Areas:

Ground:

Loading bay 23.54 sq. m

Laboratory 199.36 sq. m

Mezzanine: 199.37

TOTAL: 422.27 sq. m

TERMS

The property is offered by way of a sale of the freehold interest at a price of £375,000

BUSINESS RATES

The unit is assessed as laboratories and premises with a rateable value of £29,500 (2023 to present valuation list). For further information, please contact Exeter City Council.

SERVICES

All mains utilities, including 3-phase electricity, are connected.

ENERGY PERFORMANCE CERTIFICATE

Requested.

LEGAL COSTS

Both parties to bear their own legal costs in the transaction.



VIEWING

Strictly by prior appointment only with the sole agents:

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