

TO LET



**7,997 ft²
(743 m²)**



**Open plan
office space**



**Generous
parking**



**Staff facilities
and local
amenities**



Detached, Self-contained Office Building

4 LIVERTON BUSINESS PARK

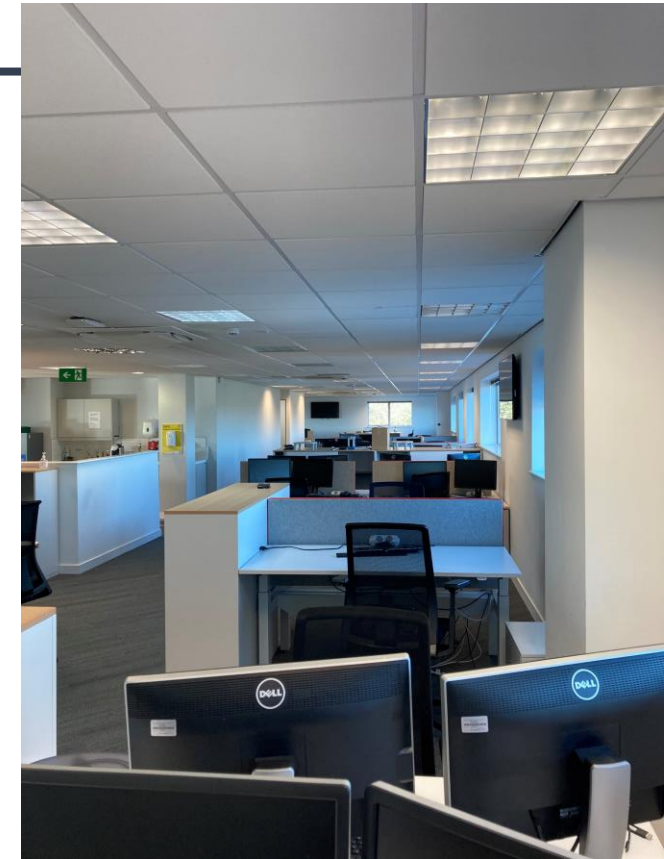
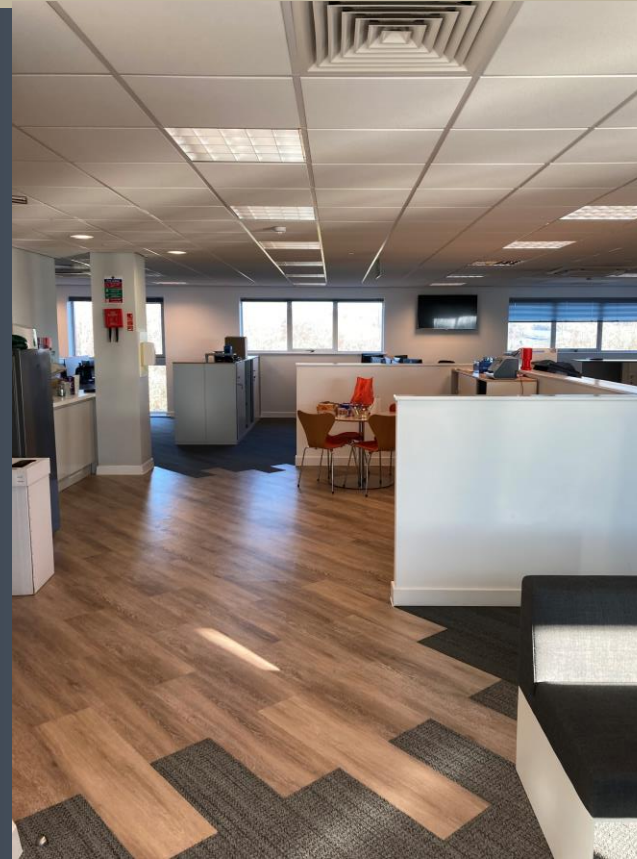
EXMOUTH EX8 2NR

DESCRIPTION

The property comprises a detached two storey office building, constructed in the early 2000's with brick elevations under a pitched roof incorporating double glazed windows.

The property provides 743 sq m (7,998 sq ft) of good quality / refurbished open plan office space. The accommodation benefits from carpet covered raised floors, a suspended ceiling incorporating recessed LED light fittings and comfort cooling. The ground floor is fitted out as a reception with meeting rooms, large breakout area with kitchen point. There is ground floor entrance hall which provides a lift and staircase and shared male, female and disabled WC facilities.

Externally, there are a total of 67 car parking spaces with plenty of scope for double parking. This reflects a generous overall ratio of 1:119 sq ft.



EPC AND RATEABLE VALUE

The energy performance certificate for the property is C:64.

We are informed by the valuation office that the rateable value for the building is £95,500 from 1 April 2023.

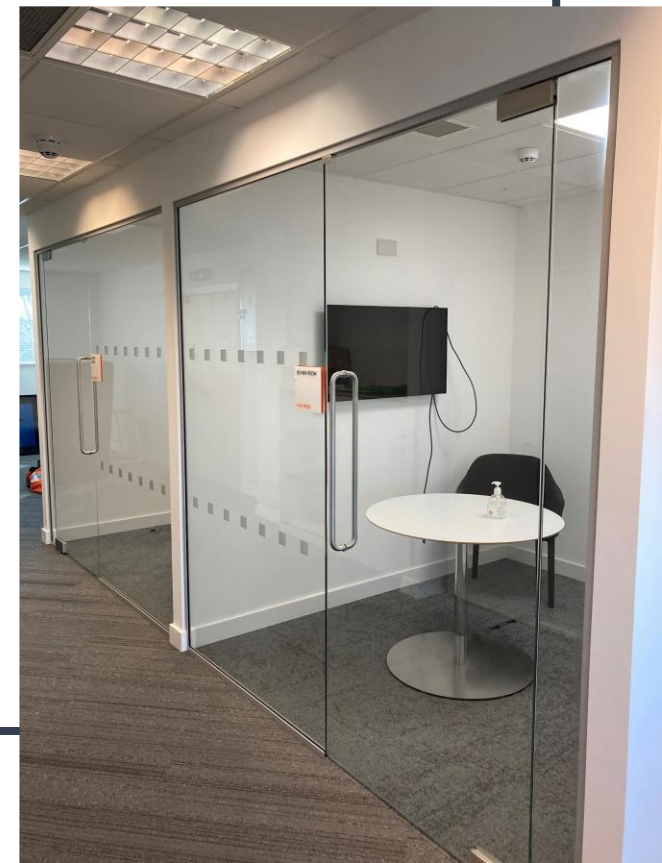
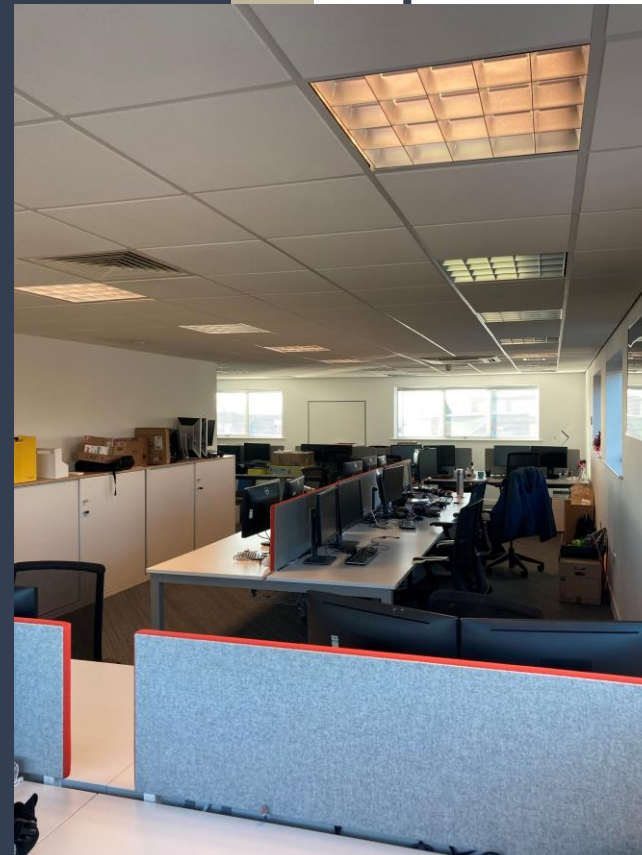
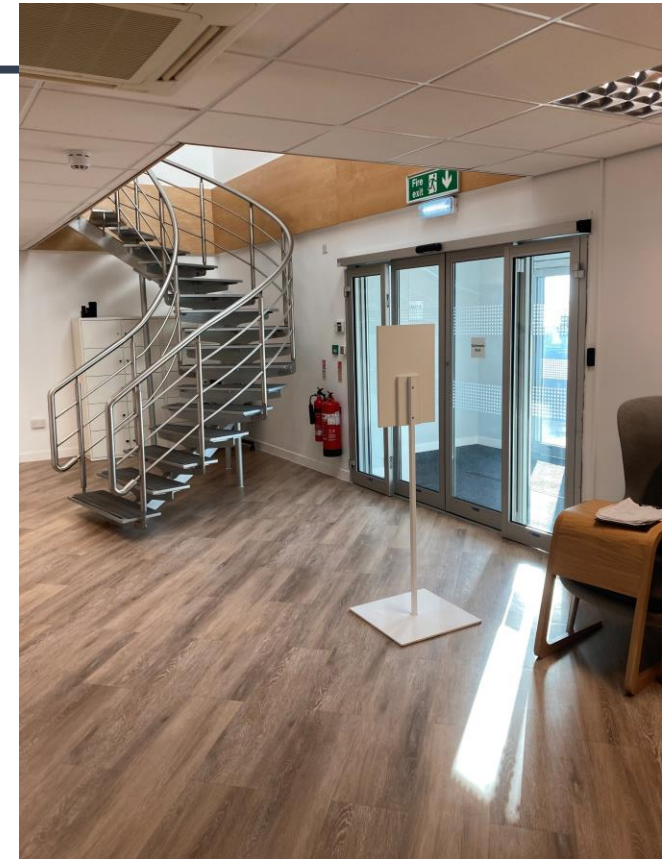
TENURE AND TERMS

The property is available on a new lease for a term to be agreed. Price on Application.

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction.

A party interested in this property transaction must provide certain AML information and documents to the vendor's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction





FOR MORE INFORMATION, CONTACT THE MARKETING AGENT:

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