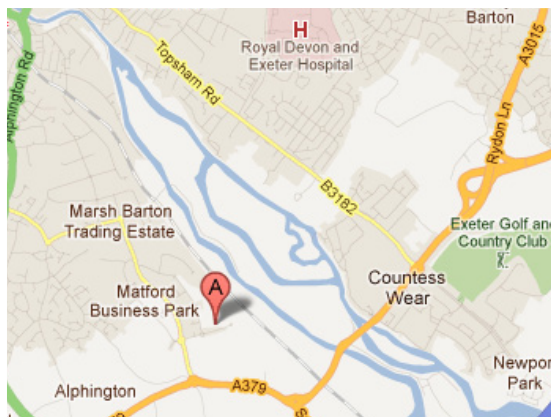




MALVERN HOUSE

MATFORD COURT, YEOFORD
WAY, EXETER EX2 8LB

3,085 – 6,670 sq ft of excellent office space
in an attractive business park setting.



AMENITIES & SPECIFICATION

- Rent, Rates, Service Charge & Utilities
- Internal repairs, maintenance and cleaning
- Comfort cooling (1st floor)
- Suspended ceilings with recessed Cat II Lighting
- 24-hour access
- 1 x passenger lifts
- Fit-out and furniture (if required)
- Wired for power and data
- Full-access raised floor
- Demised w/c's
- 26 on-site car spaces
- Overspill parking

Available on fixed-price terms, including all property costs, fit-out, furniture and data infrastructure

LOCATION

Malvern House is located on the Matford Office Park which is within 5 minutes of Junction 30 of the M5, and prominently situated on Yeoford Way with excellent visibility from the B3123.

Exeter is the regional capital of the South-West and provides strategic road connections by Junctions 29, 30 and 31 of the M5 and national/international air travel from Exeter Airport. Matford Park & Ride is close by with excellent mainline rail links via Exeter St Davids, which also offers direct routes to London Paddington.

DESCRIPTION

Malvern House is a self-contained building offering modern high quality accommodation on ground and first floor, currently providing mainly open plan office accommodation with some existing fit-out, meeting rooms and cellular offices. Both floors benefit from excellent natural light throughout with windows on all elevations.

PROPOSAL

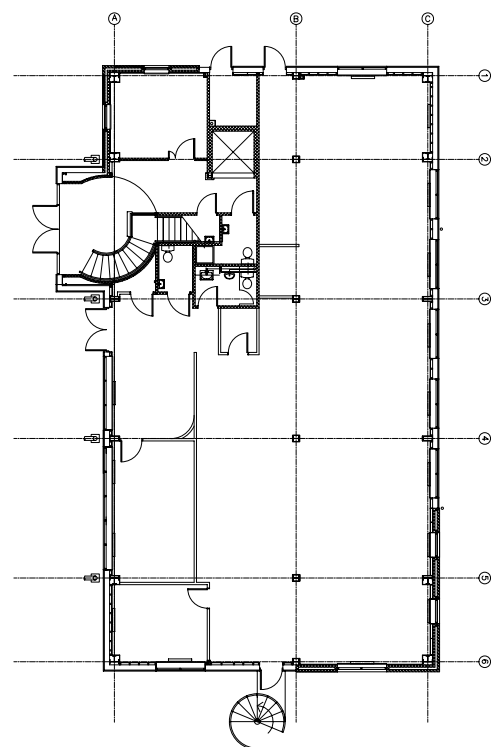
New leases on flexible, all-inclusive terms to include Rent, Rates, Service Charge and the Amenities and Specification outlined above (as required).

INFORMATION / VIEWING:

For further information or to view, please contact:

+44 (0) 20 7947 5300

info@apm-property.com | www.apm-property.com



FLOOR LEVEL	Sq M	Sq Ft
1st and part Ground	333.05	3,585
Ground	286.60	3,085
Total Available	619.65	6,670

APM
PROPERTY CONSULTANTS