

INDUSTRIAL
OFFICE
RETAIL

FOR SALE

PRESTIGIOUS SELF-CONTAINED OFFICE BUILDING ON A SOUGHT AFTER BUSINESS PARK

Approximately 192 sq.m (2,070 sq.ft) with 6 car parking spaces
Available with vacant possession – Also suitable for Investor

**UNIT 7 SILVERDOWN OFFICE PARK, FAIR OAK CLOSE,
CLYST HONITON, EXETER, DEVON, EX5 2UX**



An opportunity to purchase this modern purpose built Office Building together with 6 allocated car parking spaces on the popular Silverdown Office Park adjacent to Exeter Airport. The building is arranged on ground and first floors with 6 parking spaces, and the location offers excellent access to both the A30 dual carriageway, the M5 Motorway plus Exeter Airport.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The Silverdown Office Park occupies an easily accessible location approximately just 2 miles from junction 29 of the M5 motorway, the Sowton Industrial Estate and the Exeter Business Park. Communications are excellent with easy access also available to the adjacent A30 dual carriageway joining with the M5 Motorway at Exeter and leading to Honiton and onto the M3 into London. These easy connections to the principle trunk routes make this an ideal base for a company covering a wide geographical area. Communications generally are excellent with Exeter City centre within easy reach offering a mainline railway station (St David's, Exeter - Paddington, London) and a busy Regional and National airport adjoining.

Exeter is the capital city and county town of Devon and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45-minute catchment area and offers a comprehensive range of retail and leisure facilities. The Silverdown Office Park has a good mix of professional Office and Medical related users, making this a very sought-after location.

DESCRIPTION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Silverdown Office Park is one of the most modern office developments in the Exeter area, built to a high specification including climate control and triple-glazed windows for maximum sound and heat insulation.

Unit 7 is a mid-terrace unit with offices on ground and first floors accessed via a glazed entrance leading to a lobby/stairs/landing enabling the offices on both floors to be occupied as separate suites with shared use of a disabled WC off each ground floor lobby and a further WC off each first floor landing. This allows an owner occupier to occupy one floor and let the other for a useful income.

The office was built to an open-plan layout but is currently divided by means of demountable partitioning with a high degree of glazing. Partitions also form a kitchen and a server room. The offices could be restored to a fully open-plan layout if desired.

The specification of the offices includes:-

- air con to all areas (heating and cooling), installed in 2021
- raised floors with data and power sockets
- suspended ceilings with recessed LED lighting
- security alarm and intercom door entry

The Unit has 6 allocated parking spaces in the shared car park.

ACCOMODATION

The approximate net internal floor areas as follows:

UNIT 7

Ground floor: 1,035 sq ft (96.15 sq m)

First floor: 1,035 sq ft (96.15 sq m)

TOTAL UNIT 7: 2,070 sq.ft (192.30 sq.m)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the premises, a full copy is available to download from the web site. The rating is:- D 84

PRICE AND TENURE

Offers are invited in the region of £445,000 for the freehold plus VAT with vacant possession on completion.

ESTATE CHARGE

An estate charge applies in respect of the units' share of the cost of maintaining the parking and landscaped areas of Silverdown Office Park. Full details available on request.

BUSINESS RATES

The ground and first floors are covered by separate assessments. The ground floor has a rateable value of £13,250 plus 4 parking spaces separately assessed at £600. The first floor has a rateable value of £13,250 plus 2 parking spaces separately assessed at £300.

To see if you or the premises qualify for any discount under the small Business Rates Relief scheme, please contact the Business Rates Department at East Devon District Council (01395 516551)

LEGAL COSTS

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

VIEWING

Strictly by prior appointment with the joint sole agents as below:-
For the attention of Jonathan Ling at Stratton Creber Commercial
Tel: 01392 202203 E Mail: jonathan@sccexeter.co.uk Ref (0708)



FAO: Tony Noon

Tel. 01392 691007

Mob. 07831 273148

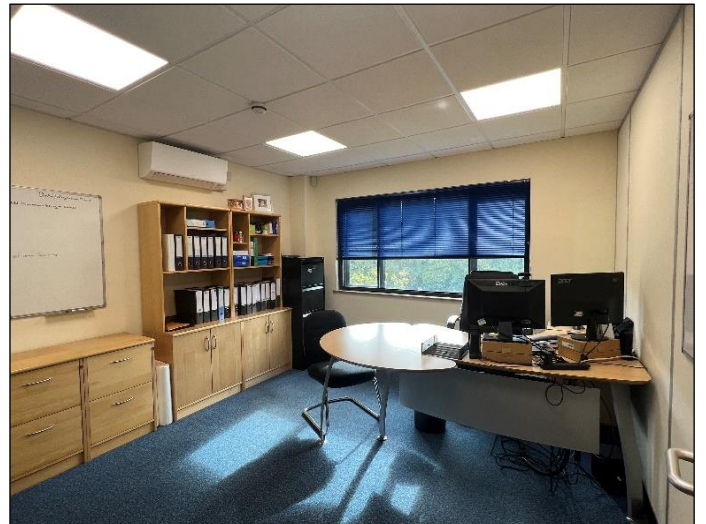
Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.