

INDUSTRIAL
RETAIL
OFFICE

TO LET

INDUSTRIAL / OFFICE UNIT ON A SOUGHT AFTER BUSINESS PARK ON THE EDGE OF EXETER

Ground Floor Workshop of 72 sq.m (885 sq.ft) & offices of 79 sq.m (850 sq.ft) plus Mezzanine storage of 143 sq.m (1,539 sq.ft) totalling some 294 sq.m (3,165 sq.ft)

UNIT 1 NEWBERY COMMERCIAL CENTRE, FAIR OAK CLOSE, CLYST HONITON, EXETER, DEVON, EX5 2UL



An opportunity to enter into a new lease of this conveniently located Business Unit with a range of Offices and workshop space on the ground floor, plus a spacious Mezzanine Storage area over with access lift and parking for up to 7 cars. The premises are located on the popular Exeter Airport Business Park close to the Airport and offering easy access to the A30 / A38 / A380 dual carriageways and the M5 Motorway.

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SITUATION AND DESCRIPTION

The Newbery Commercial Centre occupies an easily accessible location approximately just 3 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 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 over 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 premises are arranged as workshop /storage space on the ground floor with a range of Offices, together with a spacious first floor Mezzanine storage area making this very flexible space and suitable for a wide variety of potential users.

ACCOMMODATION

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

Approached from the Car Parking area via a glazed door into

Reception/ Office 1 **4.79m x 2.93m (15'9" x 9'6") max**
Window to front. Glazed panels to main office. Door to Office 2.
Spot lighting. Dado trunking with power and data as fitted.

Office No 2 **4.98m x 3.88m (16'4" x 12'9") max**
Window to side. Carpeted. Dado trunking with power and data as fitted. Door to workshop area and doors to ...



Office No 3 **4.15m x 3.58m (13'7" x 11'9") max**
Window to rear. Dado trunking for power and data. Carpeted.
Strip lighting and LED lighting. Door to

Office No 4 **3.82m x 2.90m (12'6" x 9'6") max**
Window to rear. Carpeted. Dado trunking for power and data.
Strip lighting and LED lighting.

Kitchen / Store **4.38m x 2.88m (14'4" x 9'5") max**
Glazed panel to office 2. Glazed door to workshop. Wall and base units with worktop and inset stainless steel sink unit with single drainer. Space for fridge. Useful storage area.

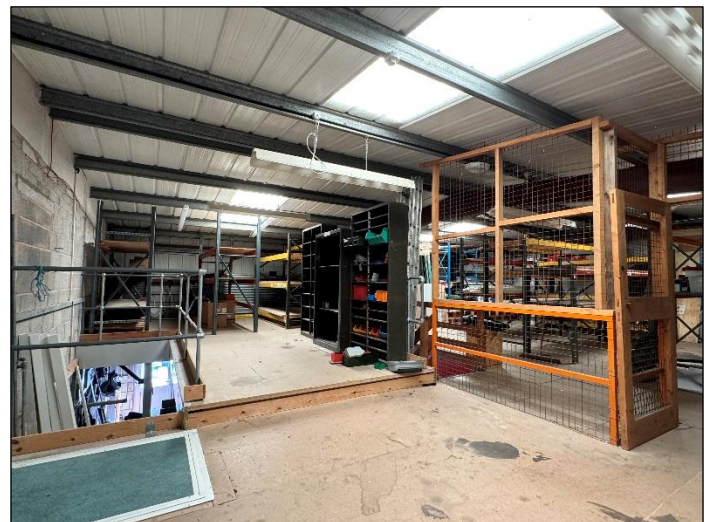


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Workshop / Store **11.91m x 5.14m (39'1" x 16'10") max**
Roller shutter door from car park area. Irregular shaped area.
Concrete floor. Suspended ceiling with integrated strip lighting.
Electric lift to 1st floor mezzanine plus stairs



Toilet
Low level WC suite with wash basin.

Workshop / Office No 5 **2.93m x 2.54m (9'7" x 8'4") max**
Window to rear. Door to workshop and Office No 4. Carpeted.
Dado trunking to one wall. Could also be used as a secure store.

Mezzanine Floor **12.33m x 12.30m (40'5" x 40'4") max**
Constructed in 2 phases with strip lighting and power as fitted.
Accessed from a staircase from the ground floor workshop or a
250k electric access lift. This area currently benefits from racking
in multiple bays, which can be left in situ if required.



Toilet
Low level WC suite with wash hand basin. Shower cubicle.

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EXTERNALLY

To the front of the building is a Parking area with up to 5 parking spaces with 2 further spaces available in the main car park.

RENT

A rent of £19,500 pax is sought for this well-located Business Unit with flexible accommodation offering a mix of Offices and Workshop / Storage space with ease of access to the main trunk roads and Exeter International Airport.

LEASE

The premises are available by way of a new 6 year lease with an upwards only rent review at the midway point. A tenant only break clause can also be incorporated at the end of the third year with 6 months prior written notice. The lease will be contracted outside of the landlord and tenant act.

The Landlord will be responsible for the external repair and decoration of the premises with the tenants responsible for the internal repair and decoration, plus the doors and windows.

An Estate service charge is payable for the maintenance of the common areas and any shared services. The tenants will also reimburse the Landlords for the Buildings Insurance premium.

LEGAL COSTS

A contribution of £495 plus VAT is required towards the Landlords legal and administration costs, including abortive costs, in the setting up of the new lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the premises, a summary is provided opposite, a full copy is available to download from the web site. The Rating : B33

BUSINESS RATES

Rateable Value: - £16,250 (2023 Valuation)

To confirm the Business Rates payable, please contact the Business Rates Department at East Devon Council (01395 516551)

VAT

We understand that VAT is payable on the rent and any service charge on this occasion.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0798)



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Energy performance certificate (EPC)

Unit 1 Newbery Commercial Centre Fair Oak Close Clivet Honiton EXETER EX2 2UL	Energy rating B	Valid until: 15 December 2033 Certificate number: 1394-3035-0697-9836-1506
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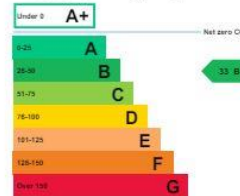
Property type	Offices and Workshop Businesses
Total floor area	287 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.

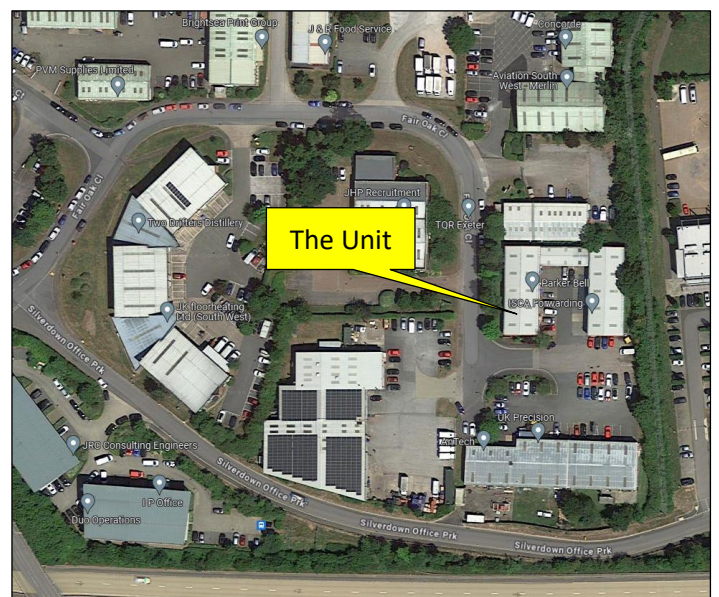


Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:



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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.