



# SkyPark II

MULTIFUNCTIONAL BUSINESS UNITS

## FOR SALE

from 1,000 sq.FT to 20,000 sq.FT




Clyst Honiton, Exeter, EX5 2DS,



E.ON

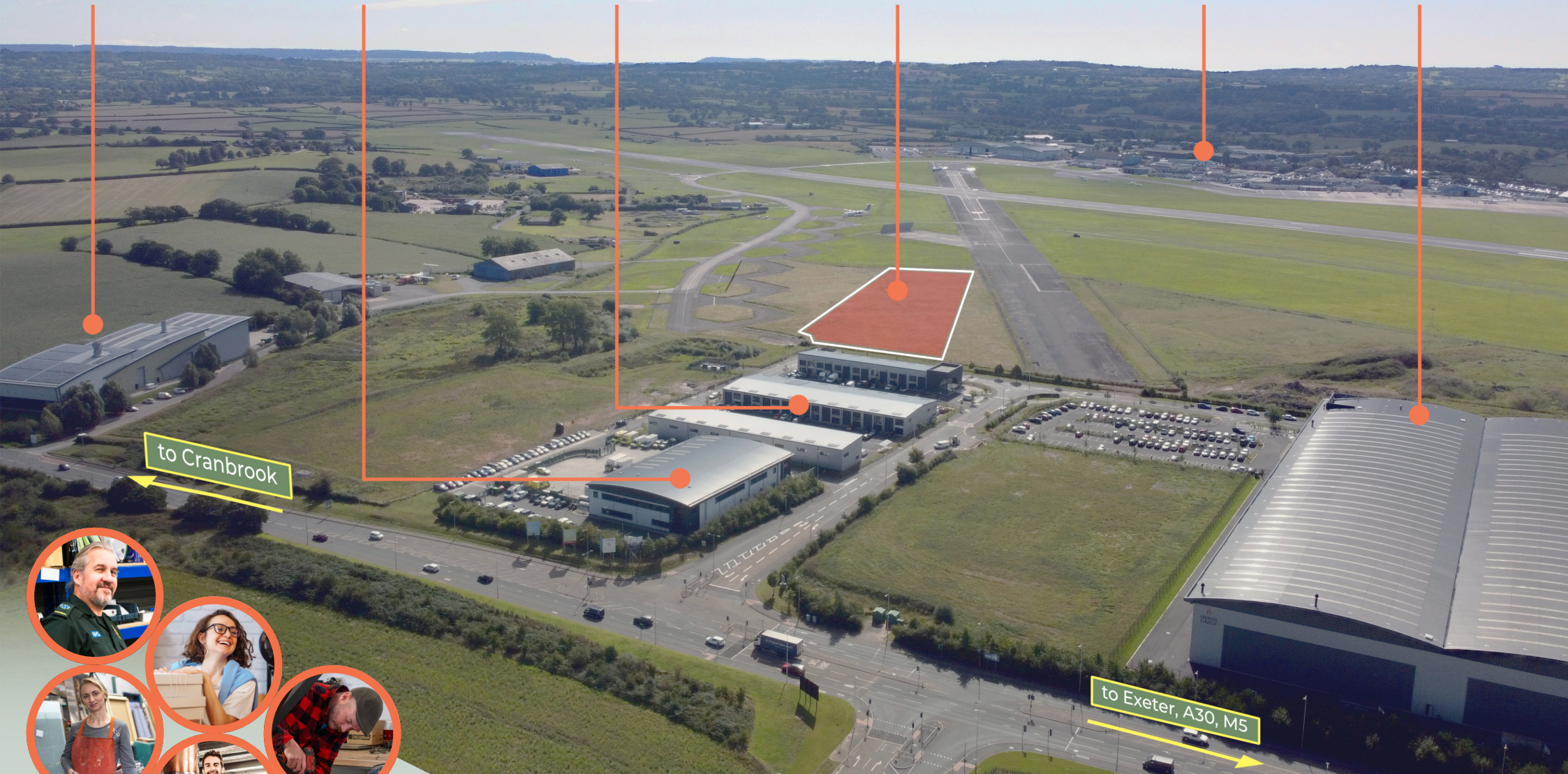
SW Ambulance

 SkyPark I

 SkyPark II

Exeter Airport

Stovax



## LOCATION

SkyPark is strategically situated in the East Devon Enterprise Zone, with quick vehicular access to Junction 29 of the M5 motorway and the A30. On the edge of Exeter Airport it is next to our own SkyPark I business Park, home to over 30 thriving businesses. Nearby properties encompass the Lidl Distribution Centre, DPD, Amazon, LiveWest, and ASOC.

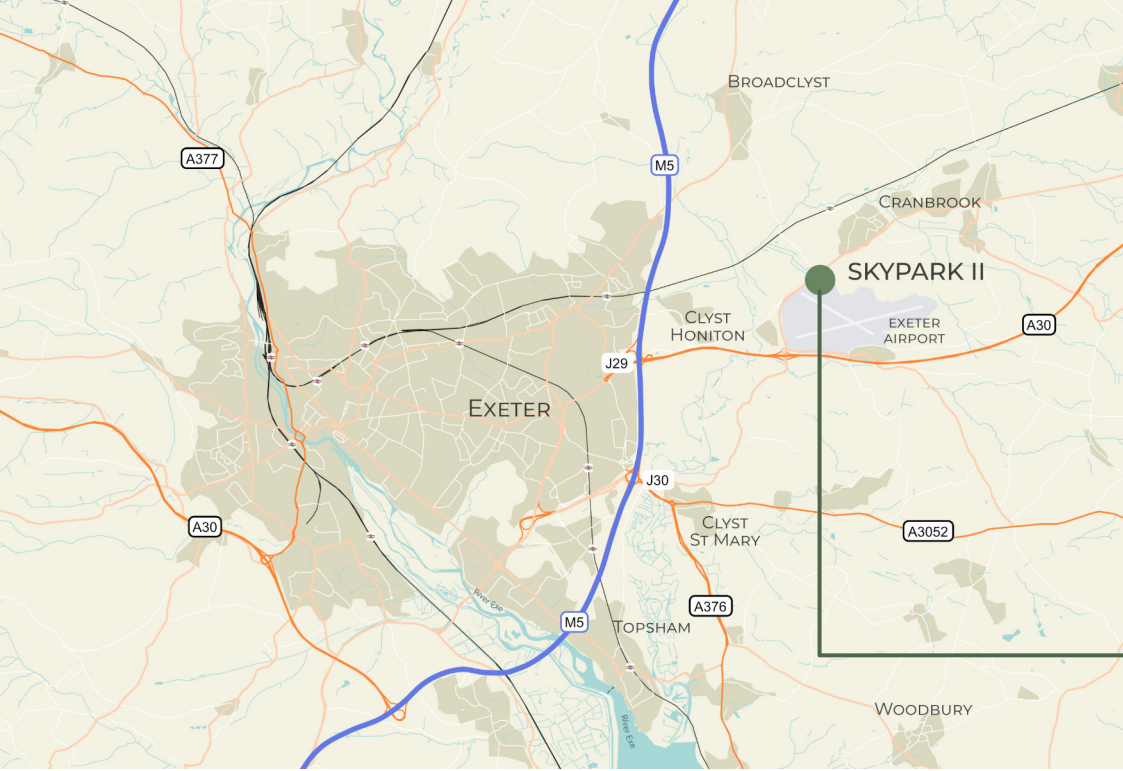


Easy access to  
M5 and A30



About 470,00  
people working  
in Exeter

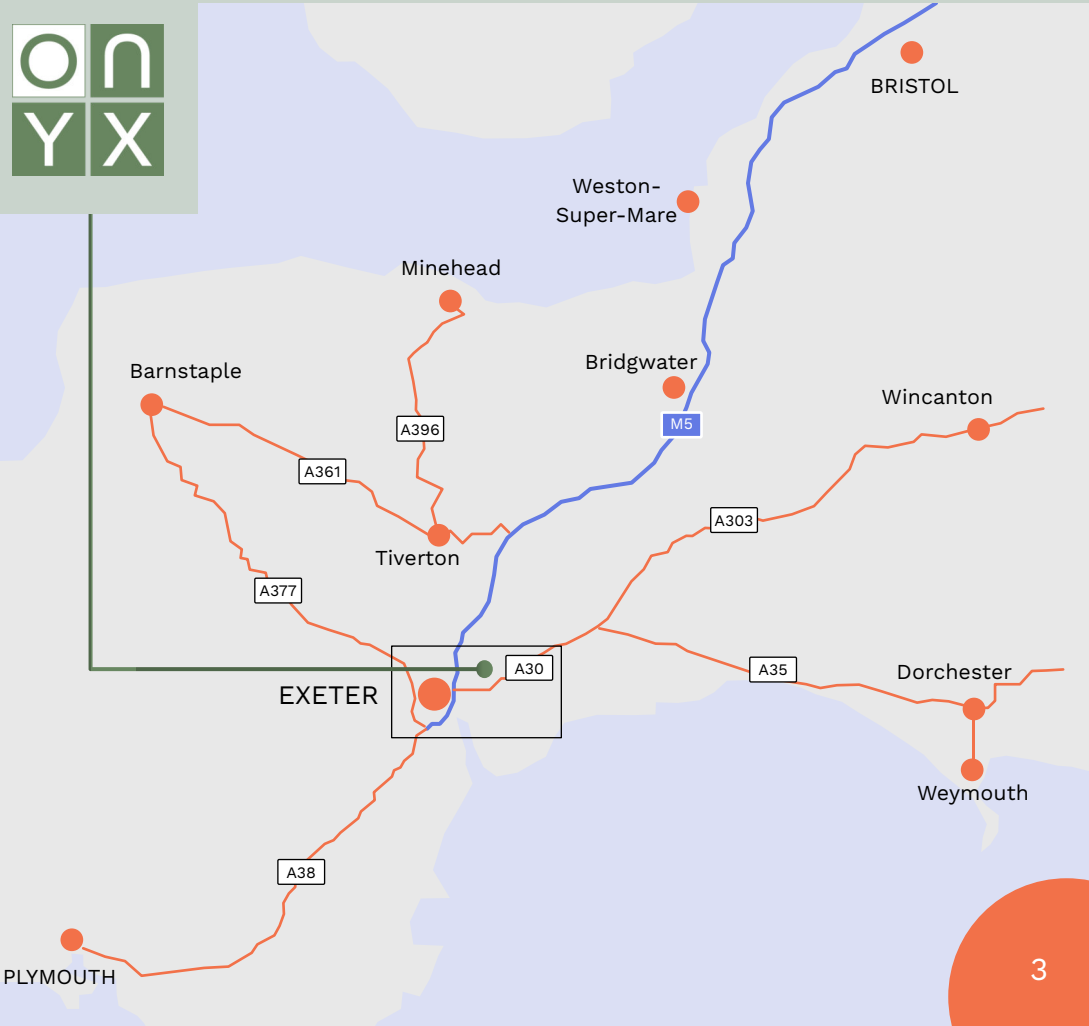




# TRANSPORT AND INFRASTRUCTURE

Strategically situated near the A30 and M5, SkyPark II offers seamless access to key transportation routes. Exeter St Davids offers swift connections to London Paddington, Bristol, and Plymouth while Exeter Airport offers flights linking businesses to the UK and major European markets. Exeter has a robust commercial landscape and is an industry and service centre, with prominent institutions like the Met Office and Exeter University driving economic vitality.

 SkyPark | Clyst Honiton | Exeter | EX5 2DS



## CITIES

- Exeter City Centre 5.5 miles
- Plymouth 48 miles
- Bristol 78 miles
- Birmingham 160 miles
- London 168 miles

## ROADS

- M5 J29 2 miles
- M4/M5 79 miles

## AIRPORTS

- Exeter Airport 1.3 miles
- Bristol Airport 67 miles

## TOWNS

- Bridgwater 41 miles
- Barnstaple 53 miles
- Minehead 51 miles
- Dorchester 52 miles
- Wincanton 68 miles

## AMENITIES

- Cranbrook Shopping 1.2 miles
- Sainsburys Superstore 2.8 miles
- Sowton Industrial Estate 3.1 miles
- Marsh Barton 7.7 miles

# ACCOMMODATION

35 units for user classes B2 (general industrial).

One unit class E (gym, other health/fitness or any other uses).

Units can be provided with a number of configurations and specifications. Our standard configurations are:

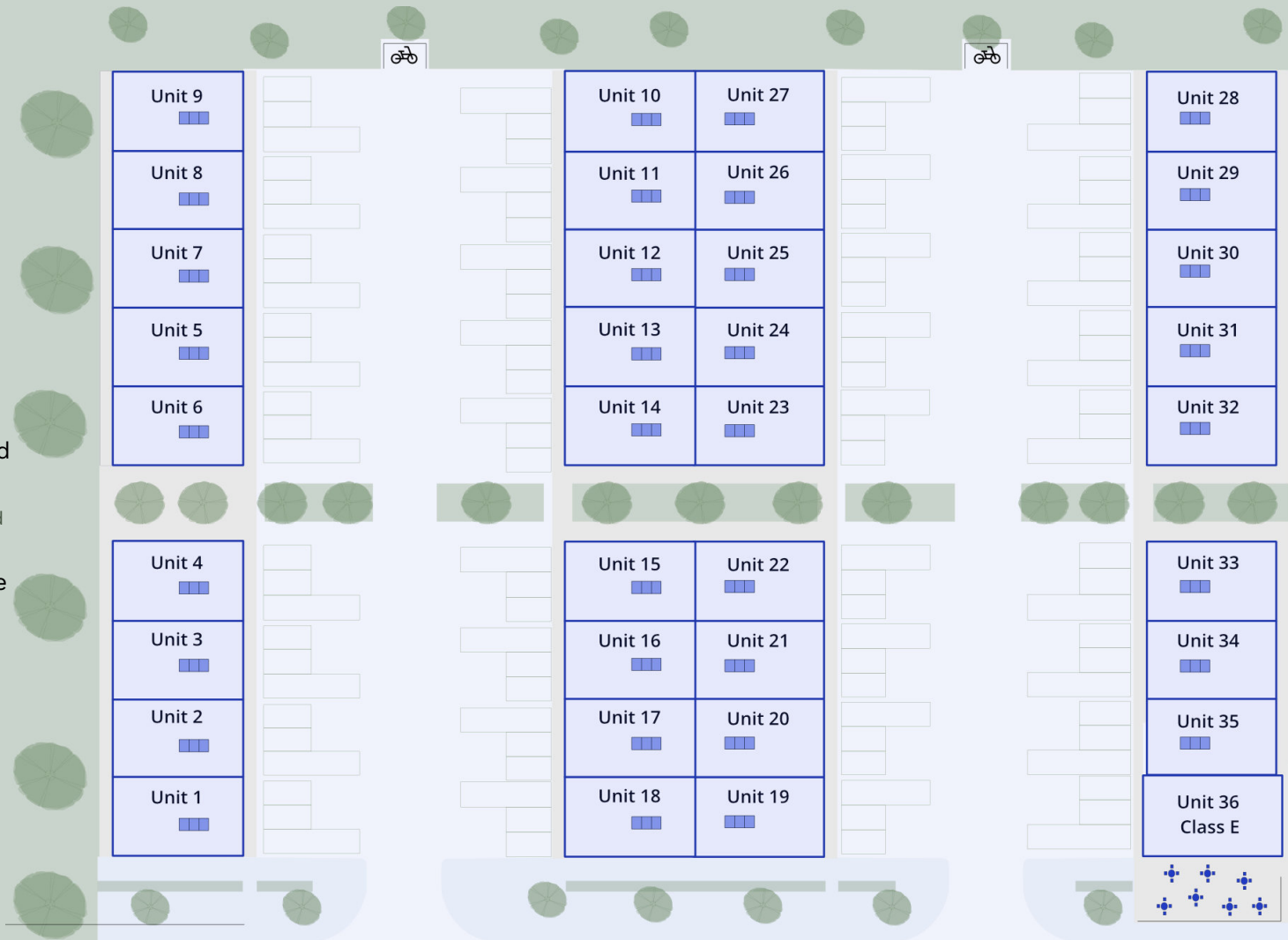
- Type 1 unit is a single floor shell unit, with full height access for a custom fit out.
- Type 2 unit has a 500 SQ.FT mezzanine, staircase and Doc M W.C fit out\*. This is the perfect starter unit to allow office/storage on the first floor.
- Type 3 unit benefits from a full length 960 SQ.FT mezzanine, staircase and Doc M W.C fit out\*, suited to the multifunctional occupier.

\*Doc M W.C provided in Type 2 and 3 units includes a W.C, hand basin, electric boiler, ventilation, light and protective flooring.

The configurations and availability of each unit can be provided upon request.

## FLOOR AREAS

	Ground (SQ.FT)	First (SQ.FT)	Total (SQ.FT)	Total (SQ M)
<b>Type 1</b>	<b>1,000</b>	<b>0</b>	<b>1,000</b>	<b>93</b>
<b>Type 2</b>	<b>1,000</b>	<b>500</b>	<b>1,500</b>	<b>139</b>
<b>Type 3</b>	<b>1,000</b>	<b>960</b>	<b>1,960</b>	<b>182</b>



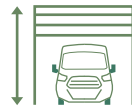
5.6 - 7 m high front eaves



20 KN/M2 floor loading



2 spaces plus loading bay



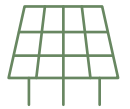
Full height roller door



BREEAM excellent



Openreach fibre



Solar PV on each unit



EV charging and solar PV



Target EPC A or higher



Low carbon build strategy



Waste reduction & recycling



Landscaped for biodiversity



Local amenities



3 phase electric

# CUSTOMER JOURNEY



- Understand business needs and preferences
- Arrange visits to explore available units
- Guide you through negotiations

- Reservation fee secures unit for 28 days at fixed price
- Extensions agreed to prevent re-marketing
- Estimated completion date

- Comprehensive tour of unit and development
- Guidance and support through the completion process
- Meet at unit for handover on receipt of funds

- Senior build manager inspects unit for quality
- Checklist ensures all relevant information provided
- Documentation for secure transaction provided

- Visit within 7 days to address minor defects
- 10-year structural warranty for new unit
- Operations Manual outlines warranty coverage

## PERMITTED USE

Detailed planning permission has been granted for User Class B2 general industrial. We would recommend all interested parties to make further enquiries through the planning department in connection with their own proposed use of the premises.

## TENURE

The units are being sold on a freehold basis.

## RATEABLE VALUE

To be assessed following practical completion.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road. The service charge budget will be provided on request.

## VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of tax in the subject case.







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