

# FOR SALE / MIGHT LET

## WELL FITTED INDUSTRIAL / TRADE COUNTER UNIT WITH 1<sup>ST</sup> FLOOR OFFICES ON THE SKYPARK BUSINESS PARK

Approx. 93 sq.m (1,001 sq.ft) plus Full Mezzanine Floor of 88 sq.m (947 sq.ft)  
so totalling approx. 181 sq.m (1,948 sq.ft) with allocated car parking

**UNIT 28 SKYPARK BUSINESS PARK, DE HAVILLAND ROAD,  
SKYPARK, CLYST HONITON, EXETER, DEVON, EX5 2GE**



This offers the opportunity to acquire either the freehold or a new lease of this modern and well fitted Unit on the popular Skypark Business park, offering quick access to the A30 dual carriageway to London, or Junction 29 of the M5 Motorway. The unit has been constructed to a high standard and fitted out as storage and light assembly on the ground floor with open plan and cellular offices on the first floor. The unit would therefore suit a wide variety of users including Offices or a Mail Order / Distribution use.

**T. 01392 691007**

**M. 07831 273148**

**E. tn@noonroberts.co.uk**

### SITUATION AND DESCRIPTION

Skypark is fast becoming recognised as the most significant new Business Park development in the Southwest, with an extensive range of Industrial / Trade Counter and Office buildings recently completed. The site is located on the northern perimeter of Exeter Airport, close to the rapidly expanding new town of Cranbrook. The location is conveniently located within easy reach of the A30 / M5 offering excellent transport links to Plymouth, Cornwall, Bristol, London and the Midlands. Neighbouring businesses include Lidl distribution centre, DPD, Amazon, Stovax, LiveWest and ASOC.

The Skypark Business Park comprises 34 commercial units which are all completed and occupied, with this being one of the first Units to be become available with the benefit of the current owners extensive fit out. This is to include secure storage areas on the ground floor, with a range of open pla and cellular offices on the first floor. The premises benefits from 3 car parking spaces to the front which with double parking can accommodate 6 cars. The Units are constructed to a high standard to include a high level of environmental performance and cost efficiency, being designed to BREEAM 'Excellent' standard, and features include the latest insulated panel technology, solar PV and electric vehicle charging points. The premises have achieved an A rated EPC.

### ACCOMMODATION

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

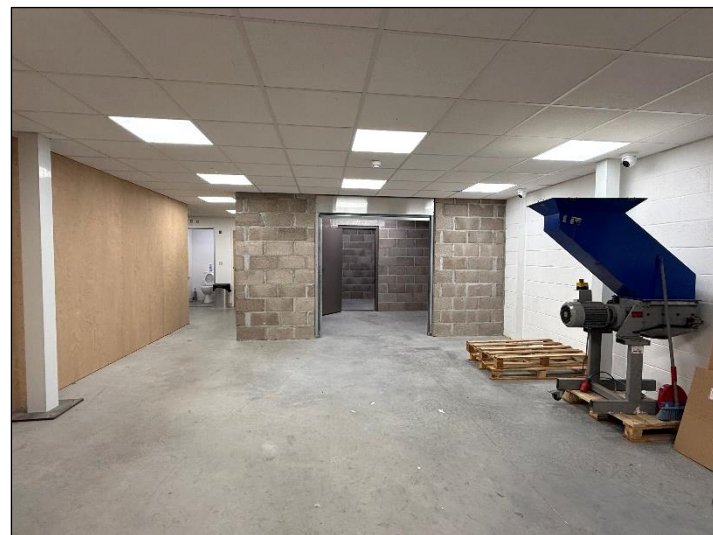
#### GROUND FLOOR

Reception area with stairs to First Floor and door to ...

#### Workshop Store

**12.45m x 7.71m (40'10" x 24'8") max**

Electric roller shutter door with inner timber doors for security (can be removed if not required) LED lighting. Power as fitted. To the rear is a kitchen area with wall and base units with worktop and inset sink unit with drainer. Space for fridge. Splashback. Under sink electric hot water boiler. Electric wall heater.



#### Ladies Toilet (Accessible)

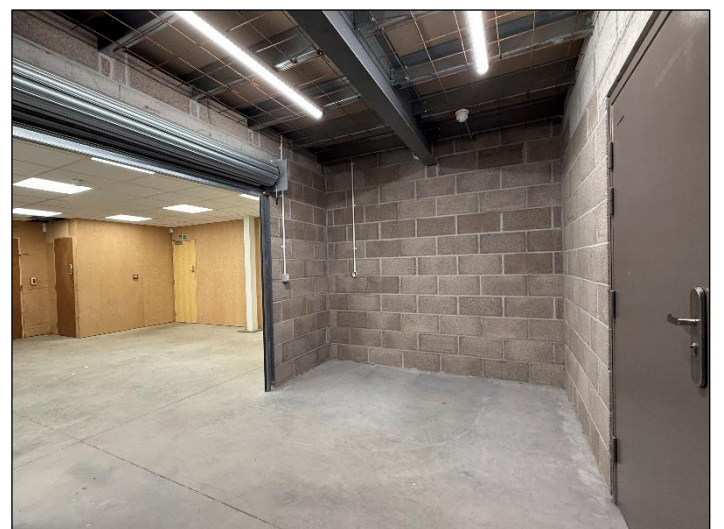
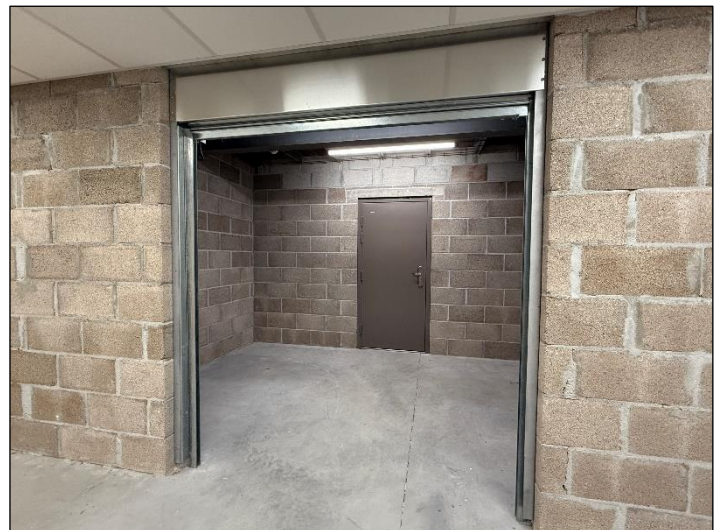
WC suite with wash hand basin.

#### Gents Toilet

WC suite with wash hand basin.

To the rear of the ground floor is an inner secure store with a further secure store off that with security shutter and steel security door.

These partitions would suit any storage operation with high value products where security is important. Alternatively if not required, these can be removed and the space opened up into one large area again.





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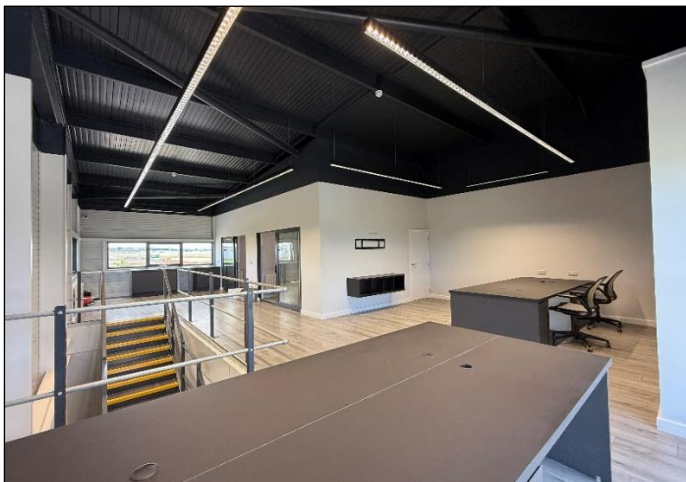
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**FIRST FLOOR**

**12.75m x 7.50m (41'10" x 24'7") max**

Well fitted with a range of open plan and cellular offices as below:-



**Office No 1**

**3.57m x 3.23m (11'9" x 10'7") max**

Glazed sliding doors to the main office area. LVT flooring. Electric wall heater. Workstation. Overhead spot lighting. Power as fitted.



**Office No 2**

**3.35m x 2.63m (12'0" x 8'8") max**

Glazed sliding doors to the main office area. LVT flooring. Electric wall heater. Workstation. Overhead spot lighting. Shelving and power as fitted.



**Open Plan Office Area**

**7.71m x 5.42m (25'3" x 17'9") max**

Located at the front of the unit with windows overlooking the front courtyard area plus a pair of sliding doors offering additional light when the roller shutter is raised. A fitted workstation is installed with seating for up to 8 people with power and data. LED overhead lighting.



To the rear of the unit is a fitted kitchen area with a range of base units with worktop and inset sink. Electric under counter hot water boiler. Space for a fridge.

A staircase leads up to a small storage area over the top of the 2 cellular offices.

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#### EXTERNALLY

To the front of the premises is a wide concrete loading and unloading area with parking for 3 cars with the potential to double park to increase this to 6 cars.



#### PRICE AND TENURE

Offers are sought in the region of £297,500 for the freehold with the benefit of the high quality fit out.

Alternatively a 6 year FRI lease is available at a rent of £21,950 per annum payable quarterly in advance with an upwards only rent review at the end of the third year. A 3 year tenant only break clause can also be incorporated. The tenants will be required to reimburse the landlords for the Buildings Insurance premium. The lease will be contracted outside of the landlord and Tenant Act.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

#### SERVICE CHARGE

A service charge is payable to cover the costs of the shared landscaping and shared services. VAT is chargeable on the rent and service charge.

#### COMMERCIAL EPC

A commercial energy performance certificate has been obtained for the premises, a full version is available to download from the web site. The rating is A 18.

#### SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises. We understand Fibre is also available.

#### LEGAL COSTS

Each party to bear their own legal costs for a sale. For a new lease a contribution of £395 plus VAT will be required towards the landlords' legal cost, to include abortive costs.

#### VAT

We understand that VAT is applicable on the sale price and rental charged, plus any service charge payable.

#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0860)

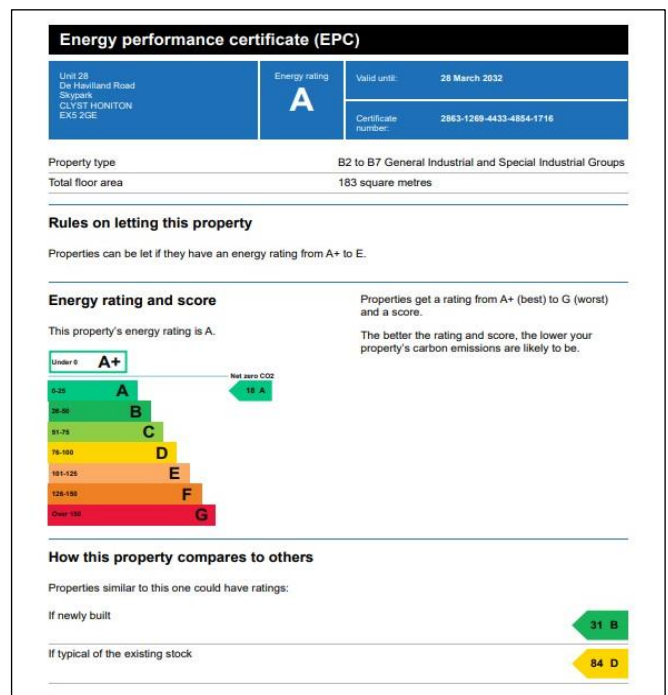


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Email. [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)

Web: [www.noonroberts.co.uk](http://www.noonroberts.co.uk)





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