

TO LET

INDUSTRIAL UNIT WITH GROUND FLOOR OFFICE ON A BUSINESS PARK ON THE EDGE OF EXETER

Ground Floor Workshop of 98 sq.m (1,055 sq.ft) & offices of 43 sq.m (466 sq.ft) plus Mezzanine storage of 47 sq.m (506 sq.ft) totalling some 188 sq.m (2,027 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 and recently refurbished Industrial Unit with Warehouse / Workshop and spacious ground floor Office plus useful Mezzanine Storage area over and parking for up to 6 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. These recently refurbished premises are arranged as workshop /storage space on the ground floor with a spacious Office, together with a useful Mezzanine storage area over, 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

Office 1 **11.80m x 3.67m (38'9" x 12'0") max**
Windows to front, side and rear. Two doors to workshop area. Recently refurbished to include re-decoration, re-carpeting and re-wiring with trunking to 3 walls for power and data. LED lighting. Could be partitioned if required to form a reception area and open plan office.



Workshop / Store **11.97m x 8.16m (39'3" x 26'9") max**
Roller shutter door from car park area. Concrete floor. Translucent roof lights. Stairs to mezzanine floor. Part glazed pedestrian door to forecourt area.

Toilet

Low level WC suite with wash basin.



Mezzanine Floor **12.13m x 3.85m (39'9" x 12'8") max**
Useful storage area.



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EXTERNALLY

To the front of the building is a Parking area with up to 4 parking spaces with 2 further spaces available in the main car park.

RENT

A rent of £24,000 pax (£2,000 per month) is sought for this well-located and recently refurbished Business Unit with flexible accommodation offering a Warehouse / Workshop area and open plan ground floor Office plus Mezzanine storage over.

LEASE

The premises are available by way of a new 6 or 10 year FRI lease with an upwards only rent review at the mid-way point. A tenant only break clause can also be incorporated at the mid-way point with 6 months prior written notice. The lease will be contracted outside of the landlord and tenant act.

SERVICE CHARGE

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 not payable on the rent on this occasion.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0879)



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Energy performance certificate (EPC)

Unit 1 Newbery Commercial Centre Fair Oak Close Clivet Hamdon EXETER EX2 2UL	Energy rating B	Valid until: 15 December 2033 Certificate number: 1394-3035-0697-9636-1506
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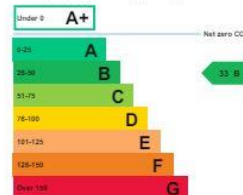
Property type	Offices and Workshop Businesses
Total floor area	287 square metres

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.



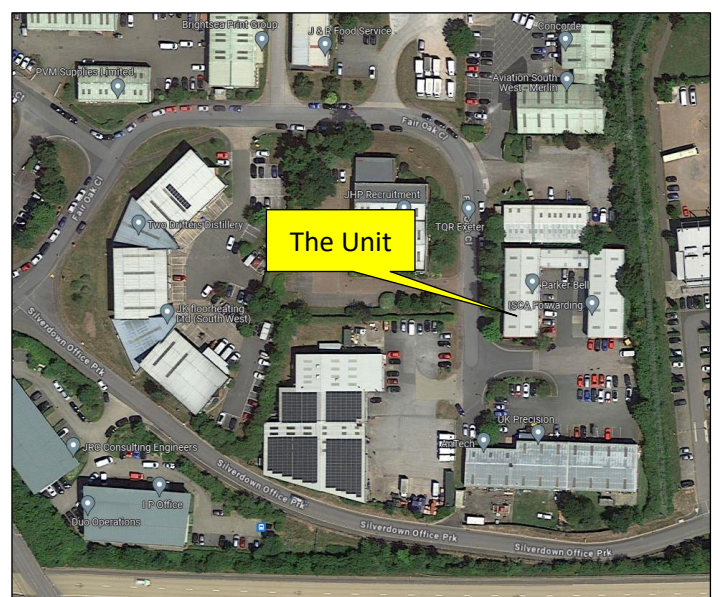
Properties get a rating from A+ (best) to G (worst) and a score.

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:

If newly built:	16 A
If typical of the existing stock:	65 C



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