

TO LET

WELL FITTED INDUSTRIAL / TRADE COUNTER UNIT WITH 1ST FLOOR OFFICE ON THE SKYPARK BUSINESS PARK

Approx. 93 sq.m (1,001 sq.ft) plus Mezzanine Floor Offices of 65 sq.m (699 sq.ft)
so totalling approx. 158 sq.m (1,700 sq.ft) with allocated car parking

**UNIT 25 SKYPARK BUSINESS PARK, DE HAVILLAND ROAD,
SKYPARK, CLYST HONITON, EXETER, DEVON, EX5 2GE**



This offers the opportunity to enter into 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 a spacious open plan office and kitchen on the first floor. The unit would therefore suit a wide variety of users including Offices or a Mail Order / Distribution use.

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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.

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 arranged as storage and work space on the ground floor, with a large open plan office on the first floor with fitted kitchen area. 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

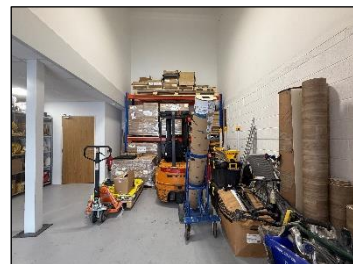
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

GROUND FLOOR

Reception area with stairs to First Floor and ...

Workshop / Store **12.39m x 7.51m (40'8" x 24'8") max**

Electric roller shutter door. LED lighting. Power as fitted. To the rear is an area without a mezzanine floor over which offers a full height storage area for pallet racking etc. (The mezzanine floor could be extended over this area if additional offices are required).



To the rear is a

Toilet (Accessible)

WC suite with vanity wash hand basin and storage under. Altro flooring. Suspended ceiling with integrated lighting.

Walk in Store **1.71m x 1.15m (5'7" x 3'9") max**

Suspended ceiling with integrated lighting. Useful storage.

To the front of the ground floor is a steel staircase leading up to

First Floor Office **7.50m x 6.06m (24'7" x 19'10") max**

Windows to the front. Suspended ceiling with integrated LED lighting. 4 electric wall mounted panel heaters. Shelving as fitted to one wall. Entry phone system. Carpeted. To the rear is a



To the rear of the Office is a

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Kitchen Area

4.28m x 3.59m (14'0" 11'9") max

Range of wall and base units with worktop and inset stainless steel sink and drainer. Tiled splashback. Fitted fridge. Under counter Triton electric water heater. Adjoining walk in storage cupboard.



EXTERNALLY

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

RENT AND TENURE

A new 6 year FRI lease is available at a rent of £18,950 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.

RATES

Rateable Value: - £19,500 (2023 Valuation List)

For further information on the Business Rates payable please contact Exeter City Council Business Rates Department. (01392 277888)

SERVICE CHARGE

A service charge is payable to cover the costs of the shared landscaping and shared services.

VAT

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 19.

SERVICES

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

LEGAL COSTS

A contribution of £395 plus VAT will be required towards the landlords' legal cost, to include abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0882)



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Energy performance certificate (EPC)

| | | |
|------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------|
| Block B2 Unit 25 De Havilland Road Staple Croydon EX25 2GE | Energy rating A | Valid until: 23 March 2032 Certificate number: 8973-4469-1557-5577-5597 |
|------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------|

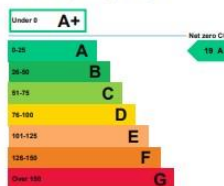
| | |
|------------------|-----------------------------------------------------------|
| Property type | B2 to B7 General Industrial and Special Industrial Groups |
| Total floor area | 97 square metres |

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 A.



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 | 24 A |
| If typical of the existing stock | 64 C |

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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.