

FOR SALE / TO LET

MODERN INDUSTRIAL / OFFICE UNIT ON THIS POPULAR ESTATE CLOSE TO EXETER AIRPORT

Approximately 86 sq.m (930 sq.ft) on the ground floor plus mezzanine floor
of 80 sq.m (862 sq.ft) totalling some 166 sq.m (1,787 sq.ft)

**UNIT 6 HARRIER COURT, WESTCOTT LANE
EXETER AIRPORT, CLYST HONITON
EXETER, DEVON, EX5 2DR**



An opportunity to acquire a new lease or the Freehold of this well fitted Industrial / Office Unit comprising a ground floor workshop and store, plus high quality offices on the first floor, being located close to Exeter Airport and providing easy access to the M5 Motorway via the A30 dual carriageway plus Exeter City Centre and the A38 trunk Road. Suitable for a variety of potential users, subject to the usual consents.

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SITUATION AND DESCRIPTION

Harrier Court 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. Road links are good with quick and easy access to the adjacent A30 dual carriageway joining with the M5 Motorway at Exeter and Honiton and onto the M3 and into London plus the A30 to Cornwall and A38 to Plymouth. These easy connections to the principle trunk routes through the county make this an ideal base for a company covering a wide geographical area. Communications are excellent for the city with a mainline railway station (St David's - Exeter to Paddington)

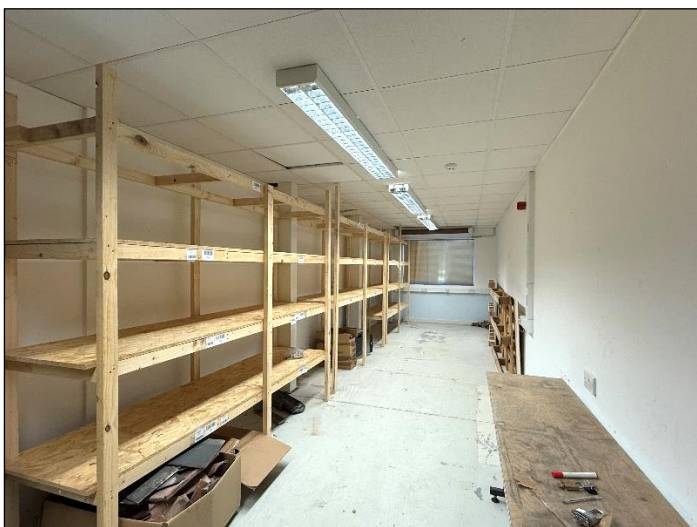
Exeter is the capital city and county town of Devon and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. Harrier Court comprises a mix of industrial and office users together with some high tech manufacturers and service industries. The premises have been well fitted and would therefore suit a wide variety of potential users.

ACCOMMODATION

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

Lobby **5.03m x 2.43m (16'6" x 7'11") max**

Glazed entrance door with adjoining glazed side panel. Stairs to first floor with under stairs storage area. Doors to ...



Workshop **11.05m x 5.17 (36'3" x 16'11") max**

Roller shutter door to front off courtyard area providing vehicular access. Concrete floor. Suspended ceiling with integrated lighting. Currently divided into 2 areas but could be opened up into one large area if required.

From the front lobby doors lead to

Kitchen **3.42m x 2.20m (11'3" x 7'3") max**

Range of base units under worktops with inset stainless steel sink unit with single drainer. Space for fridge under. Tiled splashbacks.



Accessible Toilet

Low level WC suite with wash hand basin and second lower wash basin. Part tiled walls. Ariston electric hot water heater.

First Floor

Open Plan Office No 1 **7.72m x 7.19m (25'4" x 23'7") max**

2 Windows to the front. Suspended ceiling with integrated strip lighting. Carpeted. HVAC air conditioning/ heating unit.

Office No2 **3.90m x 3.40m (12'9" x 11'2") max**

Suspended ceiling with integrated strip lighting. HVAC air conditioning/ heating unit. Power as fitted. Carpeted. Window to rear. Glazed screen and glazed door to main open plan office.

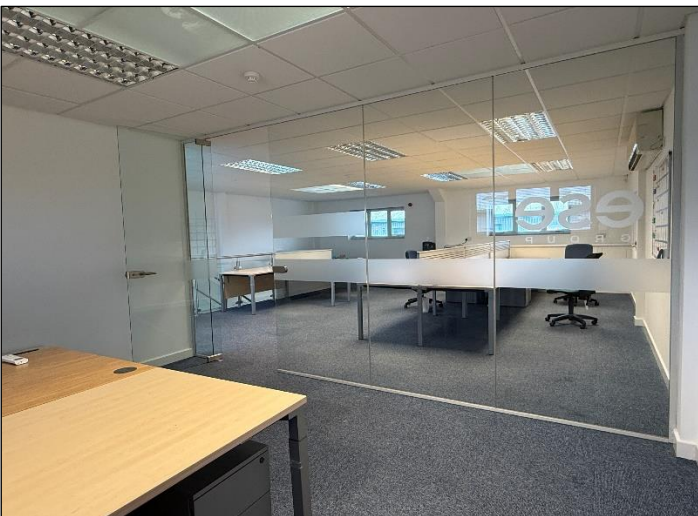
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Office/ Board Room No 3 4.30m x 3.90m (14'1" x 12'9") max
Suspended ceiling with integrated strip lighting. HVAC air conditioning/ heating unit. Power as fitted. Carpeted. Window to rear. Glazed screen and glazed door to main open plan office.



EXTERNALLY

To the front of the unit is a level loading and unloading area with 3 reserved car parking spaces on the forecourt.

SERVICES

We understand that mains electricity (including 3 phase) and mains water are available to the building. Drainage is to a private system. We are advised the building has fibre installed.

PRICE AND TENURE

Offers are sought in the region of £225,000 for the freehold. Alternatively a rent of £15,950 pax plus VAT is sought by way of a new 6 year FRI lease with an upwards only rent review at the end of the 3rd year. The lease will be contracted outside of the Landlord and Tenant Act.

BUSINESS RATES

Rateable Value £16,000 (2023 Valuation List)

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

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal costs, to include abortive costs, in setting up the new lease.

RENT DEPOSIT

A three months' rent deposit will be required by the landlords which will be held for the duration of the tenancy.

ENERGY PERFORMANCE CERTIFICATE

A summary of the EPC is below, with the full version available to download from the web site. The Rating is C 68

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0705)



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Energy performance certificate (EPC)

Unit 6 Harrier Court Exeter Airport CLYST HONITON EX5 2DR	Energy rating C	Valid until: 21 February 2032 Certificate number: 2906-5332-0002-1099-2206
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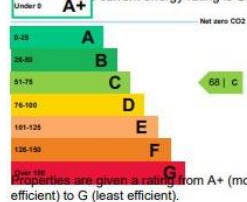
Property type	B1 Offices and Workshop businesses
Total floor area	205 square metres

Rules on letting this property

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

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built 32 | A

If typical of the existing stock 95 | F

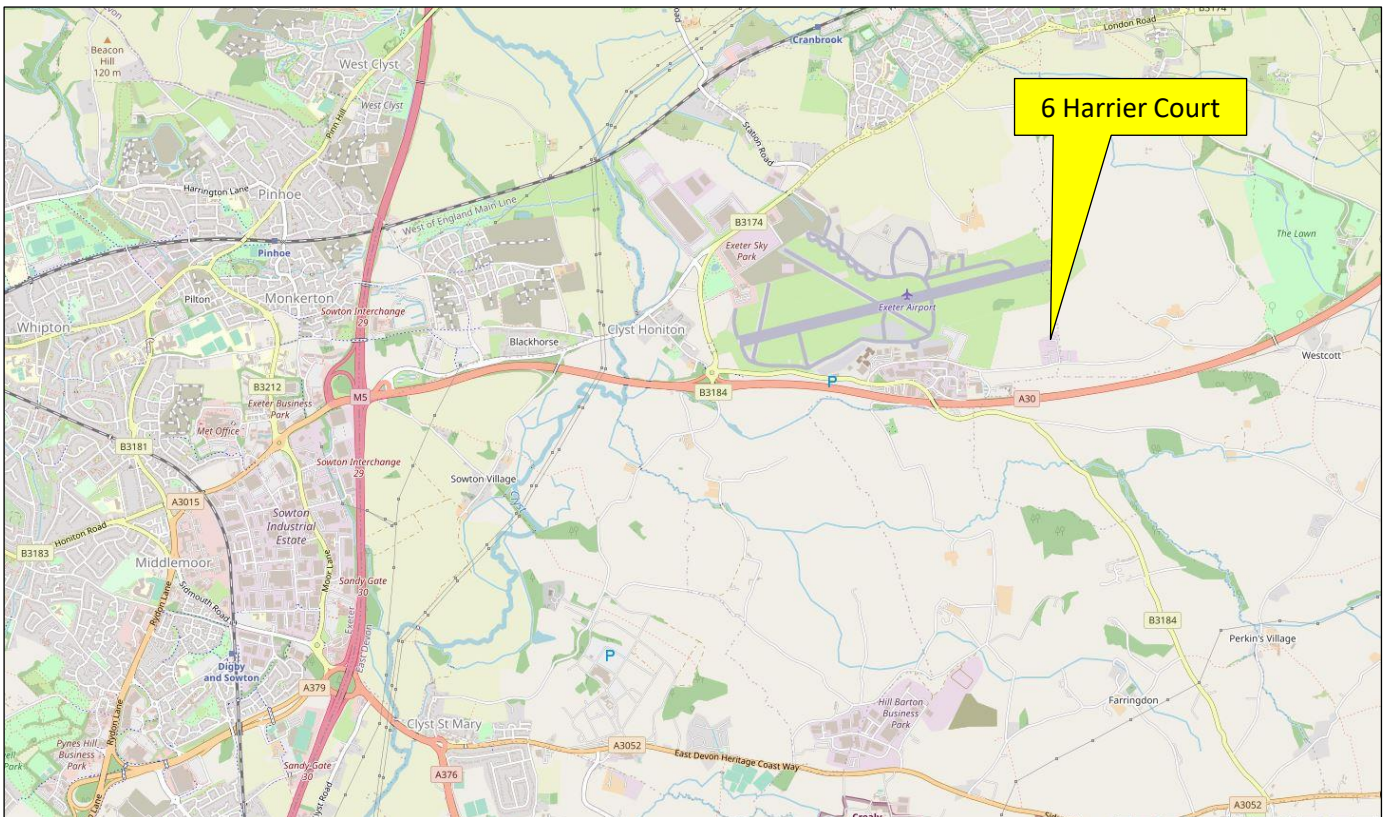
Breakdown of this property's energy performance

Main heating fuel	Grid Supplied Electricity
Building environment	Air Conditioning
Assessment level	3
Building emission rate (kgCO2/m2 per year)	36.9
Primary energy use (kWh/m2 per year)	218

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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.