



Photo shows building before completion of works

# To let

Viewing by prior appointment  
with Jonathan Ling

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## Business unit at Yeo Business Park, Clyst St Mary, Exeter, Devon, EX5 1DP

Detached unit with own external area for parking / amenity

Suited to office and other commercial uses (STP)

Situated on a growing semi-rural business park circa 1.5  
miles from Exeter and M5

Approx. 372 sq ft (34.6 sq m)

Available on completion of works mid-2026

To Let: rent from £8,500 per annum exclusive

## Location

Yeo Business Park is located off the A3052 Sidmouth Road just past Westpoint (Devon County Showground), approximately 1.5 miles from Junction 30 of the M5.

Yeo Business Park adjoins the major Hill Barton Business Park, and currently comprises nine office units, with further units under construction and proposed.

Location of the unit on the business park shown overleaf.

## Description and Accommodation

The property is a detached unit, formerly a shower block but adapted to form a small business unit suitable for a variety of uses.

The unit has internal dimensions of 8.27m by 4.18m, giving a Gross Internal Area of 34.6 sq.m (372 sq.ft). It has an open-plan interior with disabled WC and a tea point. The internal finishes can be tailored to the requirements of the prospective tenant.

Externally the property is offered with adjoining land which can be used for parking up to three cars or alternatively part can be grassed/gravelled for use as amenity space. One further parking space can be made available by way of additional rent.

## Services

Mains water and electricity (single phase) are connected and drainage is via a shared private system.

## Lease terms

Offered by way of a new lease at a rent of **£8,500 per annum** exclusive, with other lease terms by agreement. An estate charge applies in respect of estate management costs; details on request.

The landlord may be able to amend the scope of works to include elements of the tenant's fit-out, in which case such works may be charged either by way of a premium or an uplift in the initial rent.

Should a further parking space be required, an additional rent of £1,000 per annum will apply.

## Broadband connectivity

Fibre optic is available to the estate. A report on the broadband services available at this address is available on request.

## Business Rates

The unit will be assessed for business rates on completion.

## Planning

Interested parties should make their own enquiries of the planning department of East Devon District Council to establish whether their proposed use requires consent.

## VAT

VAT is chargeable on the rent and estate charge.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

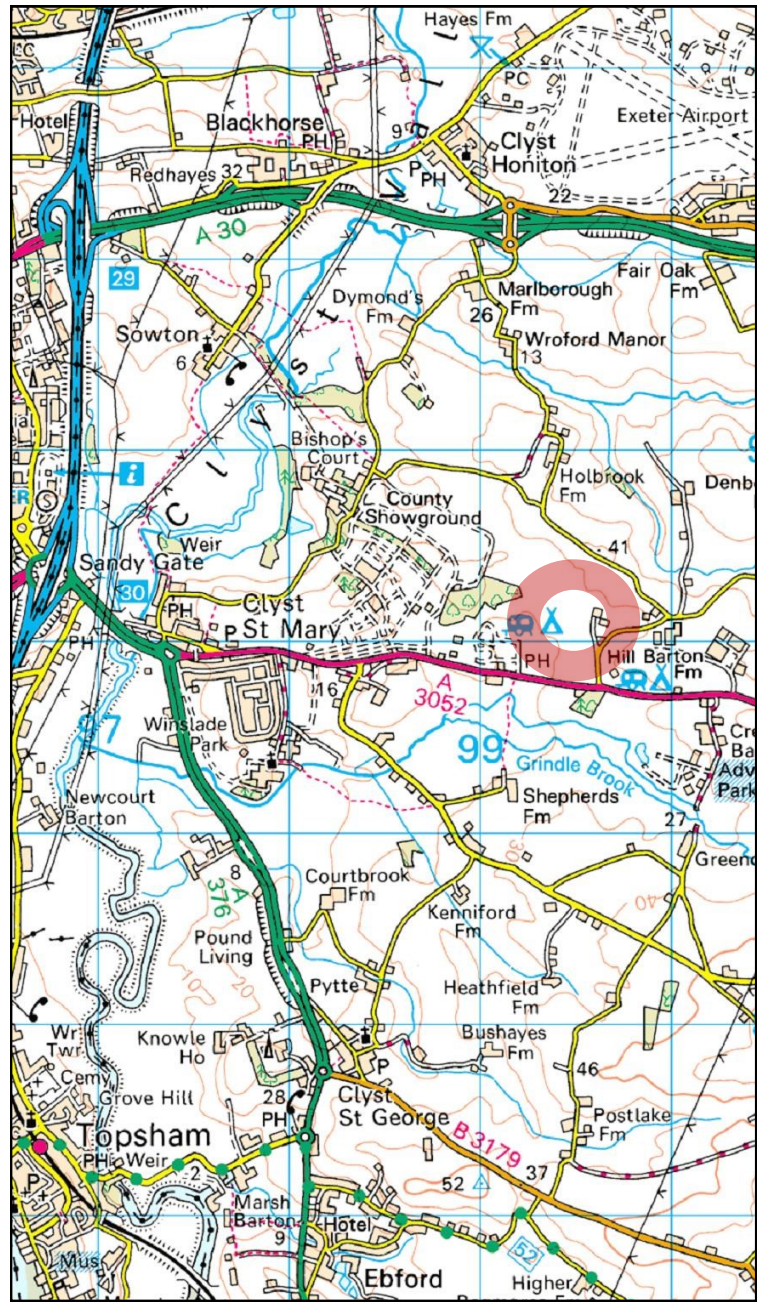
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Site boundaries shown in red for illustrative purposes only



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