



Unit 33, Onyx Business Park, de Havilland Road, Skypark, Exeter, Devon, EX5 2GG

To let

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Newly-built high-quality business unit

Ground floor 1,019 sq.ft (94.7 sq.m) plus full mezzanine

Fit-out includes carpeting, power cabling and lighting to
mezzanine

Dedicated parking/loading to front

To let: £22,470 pa ex

Location

Skypark is strategically positioned around 2.5km from Junction 29 of the M5, giving it excellent connections to the regional road network. It also has bus connections and cycle routes to the city.

Description

A new-build unit in end-terrace position in a development of 36 similar units built by Onyx in 2025.

The unit has a full mezzanine, which has windows in both front and rear elevations. The mezzanine has been fitted out to a basic office specification including LED strip lighting, perimeter trunking with power sockets and carpeted floor.

Below the mezzanine is a suspended ceiling with recessed LED lighting, and a disabled WC to the rear of the unit.

The unit has both fire and security alarm systems.

The unit has a forecourt providing allocated parking plus a loading bay (or additional parking).

Accommodation

Ground floor: 1,019 sq ft (94.7 sq m)

Mezzanine: 1,019 sq.ft (94.7 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£22,470 pa ex.** Further terms to be agreed by negotiation, please contact agent for further details.

Service Charge

An estate charge applies in respect of the upkeep, management and maintenance of common parts within the estate and estate road. Details available upon request.

Environmental Credentials

The development has been designed to BREEAM (Excellent) standards and benefits from EV charging points to each unit and a solar photovoltaic (PV) system installed on the roof.

EPC

EPC rating = A (19).

Business Rates

Rateable value: £19,000

Rates payable 2026/27: £8,208 before any reliefs are applied. Supporting Small Business Rates Relief and/or Transitional Relief may be applicable, which would substantially reduce the rates payable in the current year. You are advised to contact the Business Rates Department of East Devon District Council for details.

VAT

VAT is applicable to the rent.

Planning

We understand that the current planning consent permits uses within classes B2, B8 and E(g)(iii). Interested parties are advised to make their own enquiries with the local planning authority.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

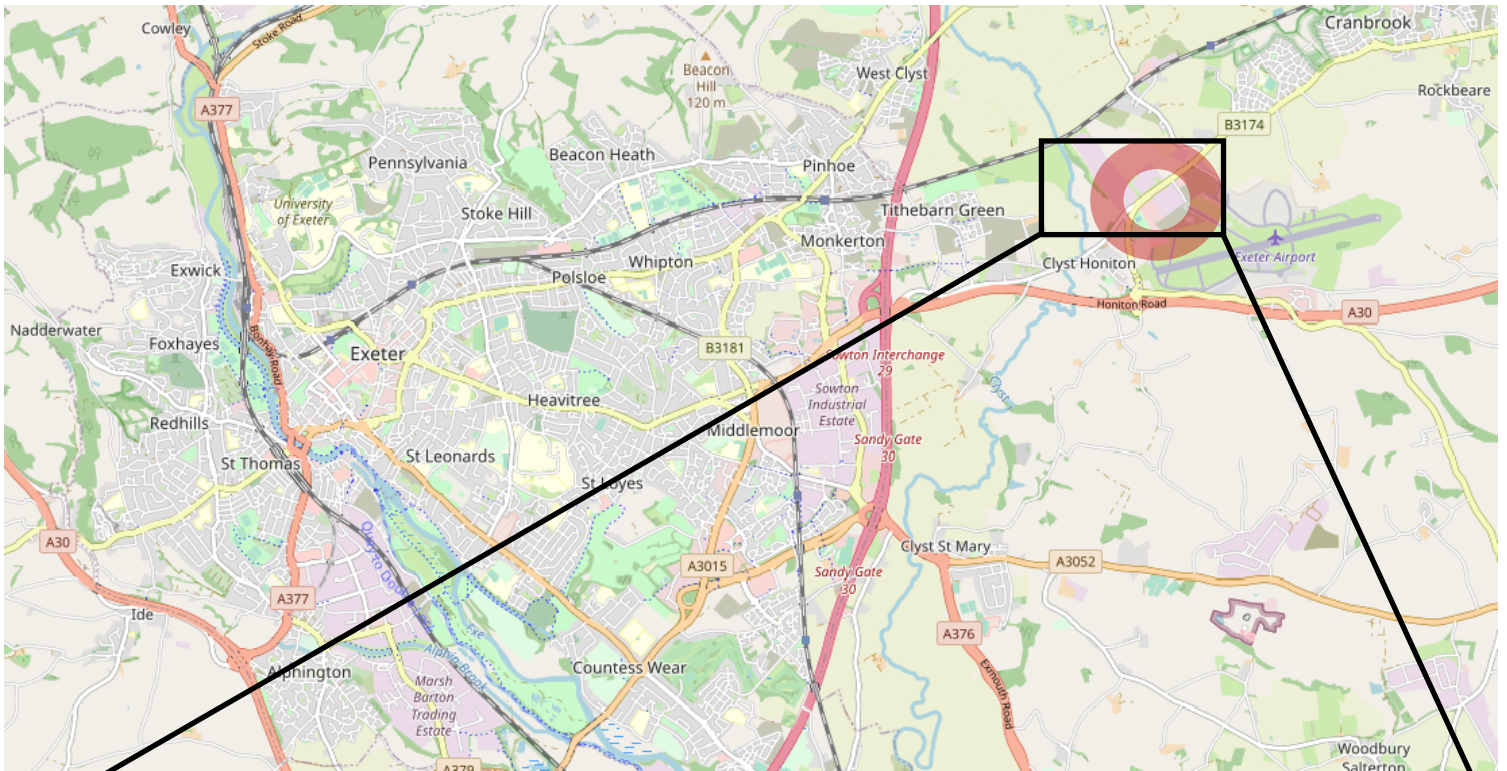
Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



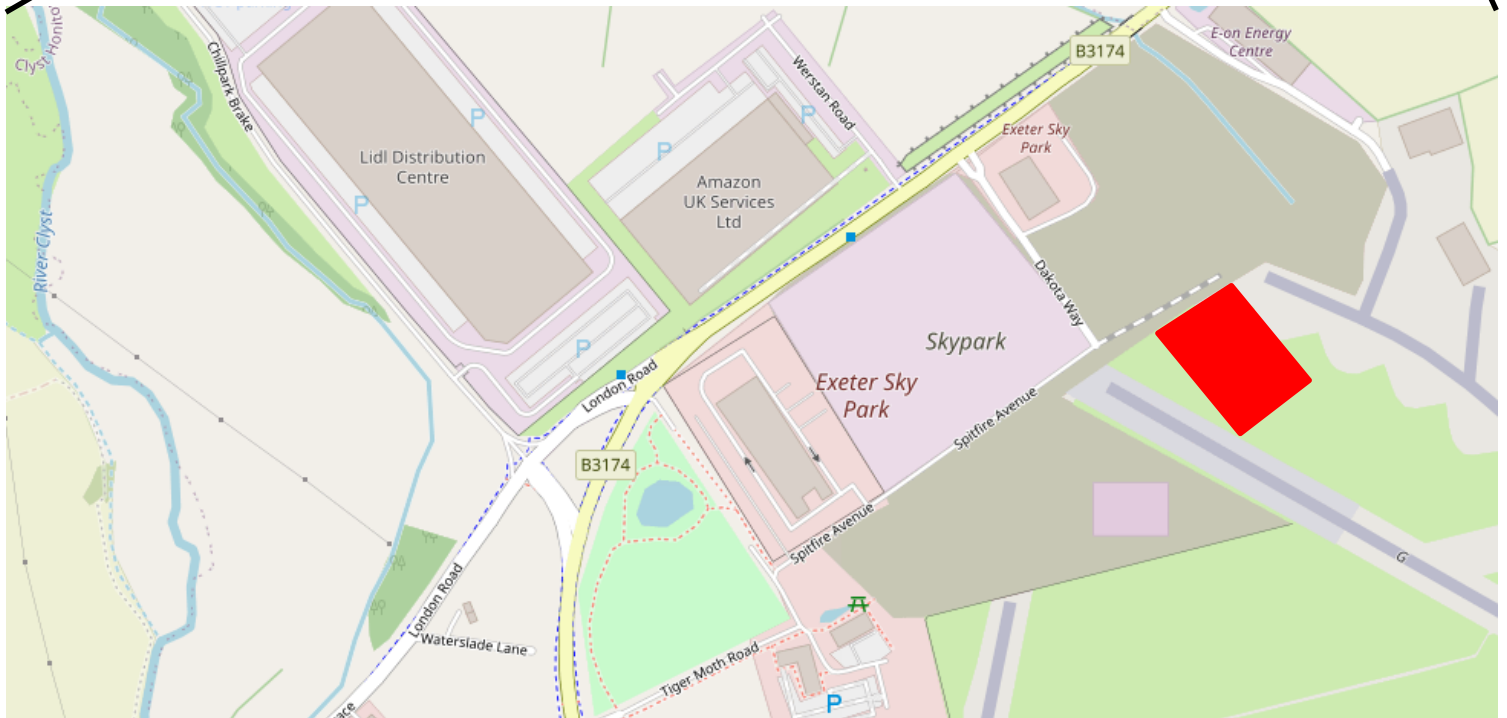
Ground floor prior to fit-out



First floor level prior to fit-out



Source: [OpenStreetMap](https://www.openstreetmap.org/) Contributors



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