



## Unit 4a, Newbery Commercial Centre, Exeter Airport Business Park, EX5 2UL

For sale /  
To Let

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**

[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Self-contained unit, fitted out for office use with storage

Net Internal Area: 402 sq ft (37.37 sq m)

Available on new lease terms, rent £5,000 pa ex

Parking for at least 2 cars directly in front of the unit

Price: £75,000 Freehold

## Location

The unit is situated on the Newbery Commercial Centre at the eastern end of Exeter Airport Business Park. The business park is situated adjacent to the A30 dual carriageway linking Exeter with Honiton and beyond. Junction 29 of the M5 is around 2 miles away and Exeter city centre is around 6 miles away.

## Description

The property is a self contained purpose-built business unit, currently used as an office. It has brick elevations, profile metal clad roof and double glazed upvc window and door to the front.

Currently arranged as office with storage to the rear the property has been popular for those businesses requiring an easily accessible office with space for stock/parts. The property would suit a variety of uses, subject to the necessary consents. The unit parking rights directly in front of the building, suitable for 2 cars.

## Accommodation

Please see a summary of the accommodation below.

Net Internal Area: 402 sq ft (37.37 sq m)

## Tenure

Available by way of new full repairing and insuring lease, at a rent of £5,000 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Alternatively the property is offered for sale Freehold, at a guide price of £75,000. Please contact agent for further details.

## Energy Performance Certificate (EPC)

An EPC is available for this property. Please contact the agent for further details.

## Business Rates

Rateable Value 2023 List: £3,700  
Rates Payable: £1,846.30

100% Small Business Rates Relief will be available to qualifying companies in respect of this unit. For further information please contact local billing authority Exeter City Council.

## VAT

VAT is not applicable to the figures quoted above.

## Legal Costs

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

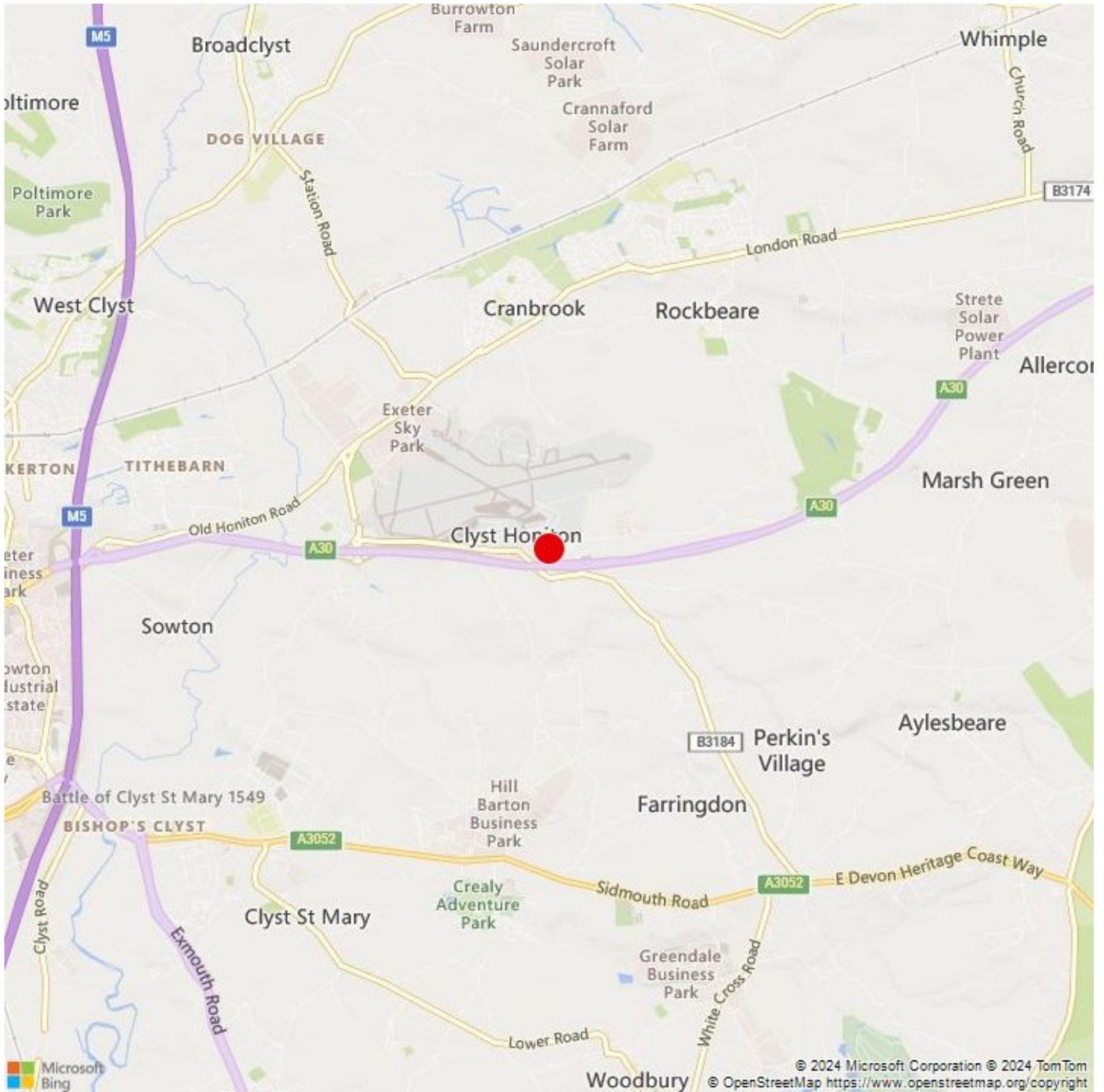
## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSc Real Est.  
Tel: (01392) 202203  
Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)





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