



To let

Unit 2, Silverdown Office Park, Exeter Airport Business Park, Exeter, EX5 2UX

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Unit in one of Exeter's most modern office developments

Specification includes triple glazing & climate control

Offered as a whole: 2,070 sq ft / 192.3 sq m

Or as individual floors from 1,008 sq ft / 93.7 sq m

6 parking spaces

Rent: £29,500 p.a. for the whole / £15,000 p.a. per floor

Location

Exeter Airport Business Park is situated immediately adjacent to Exeter Airport, with access just off the A30, 5 miles east of Exeter city centre and 1½ miles from junction 29 of the M5 Motorway.

Silverdown Office Park is a cluster of 8 office units built in 2008. There are currently tenants in the medical, accountancy, IT and construction sectors at Silverdown.

Description

Silverdown Office Park is one of the most modern office developments in the Exeter area, built to a high specification including climate control and triple-glazed windows for maximum sound and heat insulation. Unit 6 is a mid-terrace unit, and access to the offices on ground and first floors is via a fully-glazed lobby. There is a disabled WC off the ground floor lobby, with shower, and a further WC off the first floor landing.

Unit 6 is currently laid out as mainly open-plan offices on both floors, but with a high-quality fit-out creating a kitchen/staff room and meeting room on the ground floor and two private offices on the first floor. The offices could be restored to a fully open-plan layout if desired and a further kitchen/tea point could be installed on the first floor should the floors be occupied individually.

The specification of the offices includes:-

- air conditioning to all areas (heating and cooling)
- raised floors with data and power sockets linked to a server room
- suspended ceilings with recessed lighting
- security alarm and intercom door entry

The unit has 6 allocated parking spaces in the shared car park, and there is unrestricted on-road parking to the front of Silverdown Office Park.

Accommodation

The unit has an approximate net internal floor area of 2,070 sq ft (192.3 sq m), comprised as follows:-

Ground floor:	1,008 sq ft	93.7 sq m
First floor:	1,062 sq ft	98.7 sq m

Broadband/connectivity

The unit has a dedicated fibre optic leased line which the incoming occupier can adopt if required.

A report on the broadband services available at this address, and the relative speeds they may offer, is available on request.

Lease Terms—whole unit

Offered by way of new lease on full repairing and insuring terms at an initial annual rent of £29,500 exclusive; other terms by negotiation.

An estate charge applies in respect of landlord's external maintenance of common parking and landscaped areas; details on request.

Lease Terms - individual floors

The ground and first floor offices are offered individually at a rent of **£15,000 per annum exclusive**. The leases will be on contributory full repairing and insuring bases, and other terms to be by negotiation.

Business Rates

The unit is currently subject to two separate assessments

Ground Floor RV: £13,500
First Floor RV: £14,250

Should the floors be occupied separately, Small Business Rates Relief may be available to qualifying companies but remains subject to re-assessment.

Energy Performance Certificate

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

VAT

VAT is applicable to the rental figures quoted above.

Legal Costs

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

Viewing & Further information

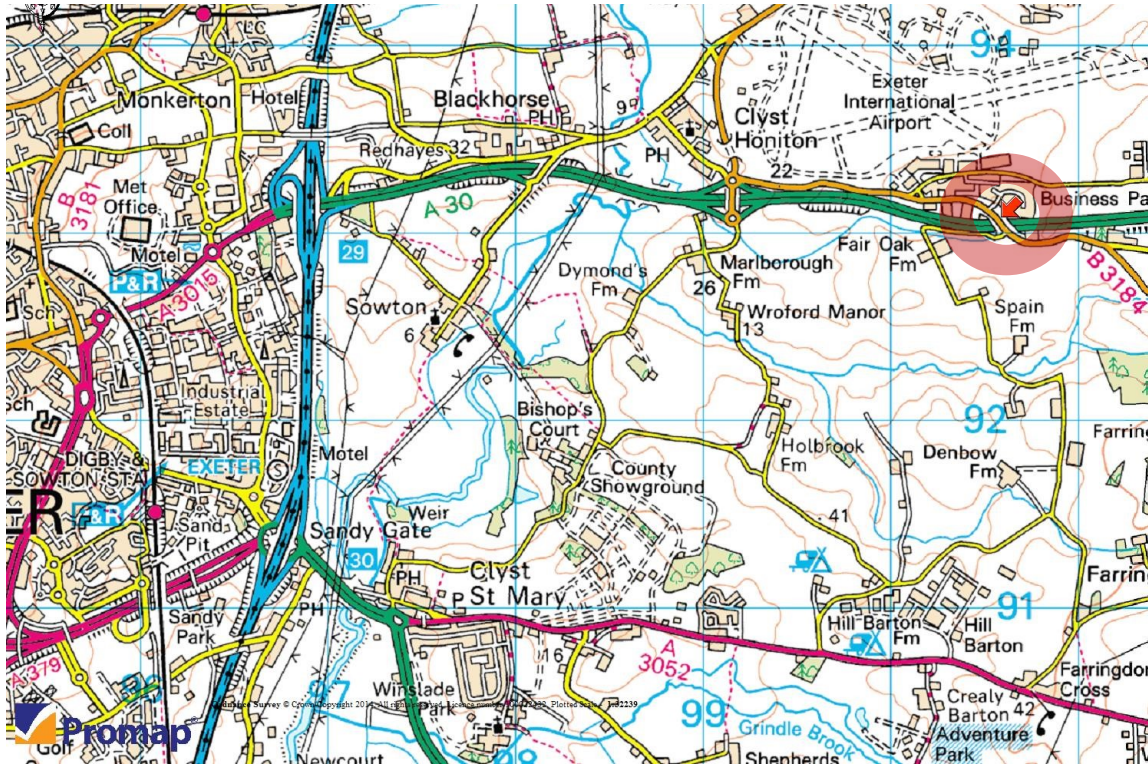
Strictly by appointment through the sole agents:

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

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







Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.