



Western House, Devonshire Road, Heathpark Industrial Estate, Honiton, EX14 1ST

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Unit in modern office building in edge of town location

On-site parking and optional container storage

Flexible lease terms

Fibre optic connectivity

100% small business rates relief

To let: £7,500 per annum inclusive of service charges

strattoncrebercommercial.co.uk

Location

The property is situated on the western edge of Heathpark Industrial Estate, which lies to the west of Honiton town centre.

The estate has direct access to the A30 dual carriageway and drive time to Exeter and the M5 motorway is around 15 minutes, while eastwards the A303 gives connections to Somerset and beyond.

Description

The offices form part of a recently-constructed building, and are laid out as two ground floor offices and two first floor offices, all with access via shared lobbies, stairs and landings. The offices have shared use of WC and kitchen facilities on each floor.

One office, situated on the ground floor, has become re-available.

The office is open-plan and has windows to front and side elevations. The specification includes suspended ceilings with recessed LED lighting, wall-mounted electric heating, perimeter trunking providing power and data points, and carpet tiles to the floor.

There is fibre optic to the building and the tenant can arrange for the office to be connected.

The office has a designated parking area which can accommodate two cars, and may include EV charging points if required, and there is additional shared visitor parking.

Further container storage may be available on site, by separate agreement.

Accommodation

The office has a Net Internal Area of 46.8 sq.m (504 sq.ft).

Terms

Offered by way of a new lease on terms to be agreed. The initial rent is **£7,500 per annum plus VAT**, and is inclusive of service charge costs (including maintenance of the exterior and common parts, mains water charges, electricity to the common parts, estate maintenance, window cleaning and maintenance of the fire alarm). The tenant pays for electricity to the unit.

Business Rates

The rateable value is £4,450 and the rates payable before any reliefs are £1,922.40, but qualifying companies will be entitled to 100% small business rates relief and will therefore not pay business rates in the current year.

A further rating assessment applies in respect of the parking spaces (rateable value £800, payable £345.60) but small business rates relief will also apply to this assessment.

Energy Performance Certificates (EPC)

Assessed in band B.

VAT

VAT is applicable to the rent.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling
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