



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

To let

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

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Newly-built high-quality business unit

1,000 sq.ft (93 sq.m) plus mezzanine 500 sq.ft (46 sq.m)

A-rated energy performance, solar panels, EV charging

Dedicated parking/loading to front

To let: initial rent £14,000 per annum

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 mid-terrace position in a development of 36 similar units built by Onyx in 2025.

The unit is fitted with a mezzanine to the rear half of the floor area, and first floor windows permit an office fit-out at this level. To the rear of the ground floor is a disabled WC.

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

Accommodation

Ground floor: 1,000 sq ft (92.9 sq m)

Mezzanine: 500 sq.ft (46.45 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease for a term of 6 years. The rent in the first 3 years is £14,000 per annum exclusive, rising to £16,000 per annum exclusive in Years 3-5. Alternative lease terms/rents can be discussed.

If the lease is taken in a limited company, at least one company director will be required to act as guarantor for the duration of the term. A 3-month rent deposit may also be required, depending on financial information available.

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: £17,250.

Rates payable 2026/27: Transitional Relief may be applicable, which would 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 the class B1 & B2. Interested parties are advised to make their own enquiries with the local planning authority.

Legal Costs

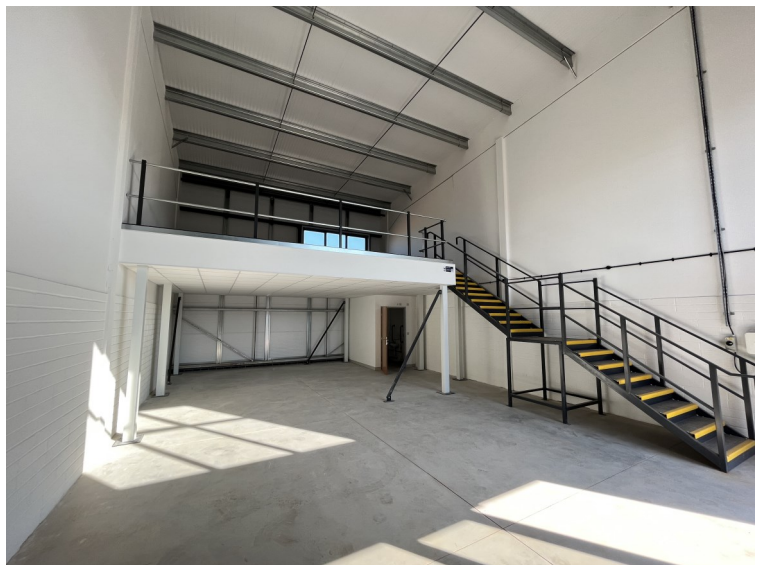
A contribution of £395+VAT will be required towards the landlord's legal cost, to include abortive costs, for establishing the new lease.

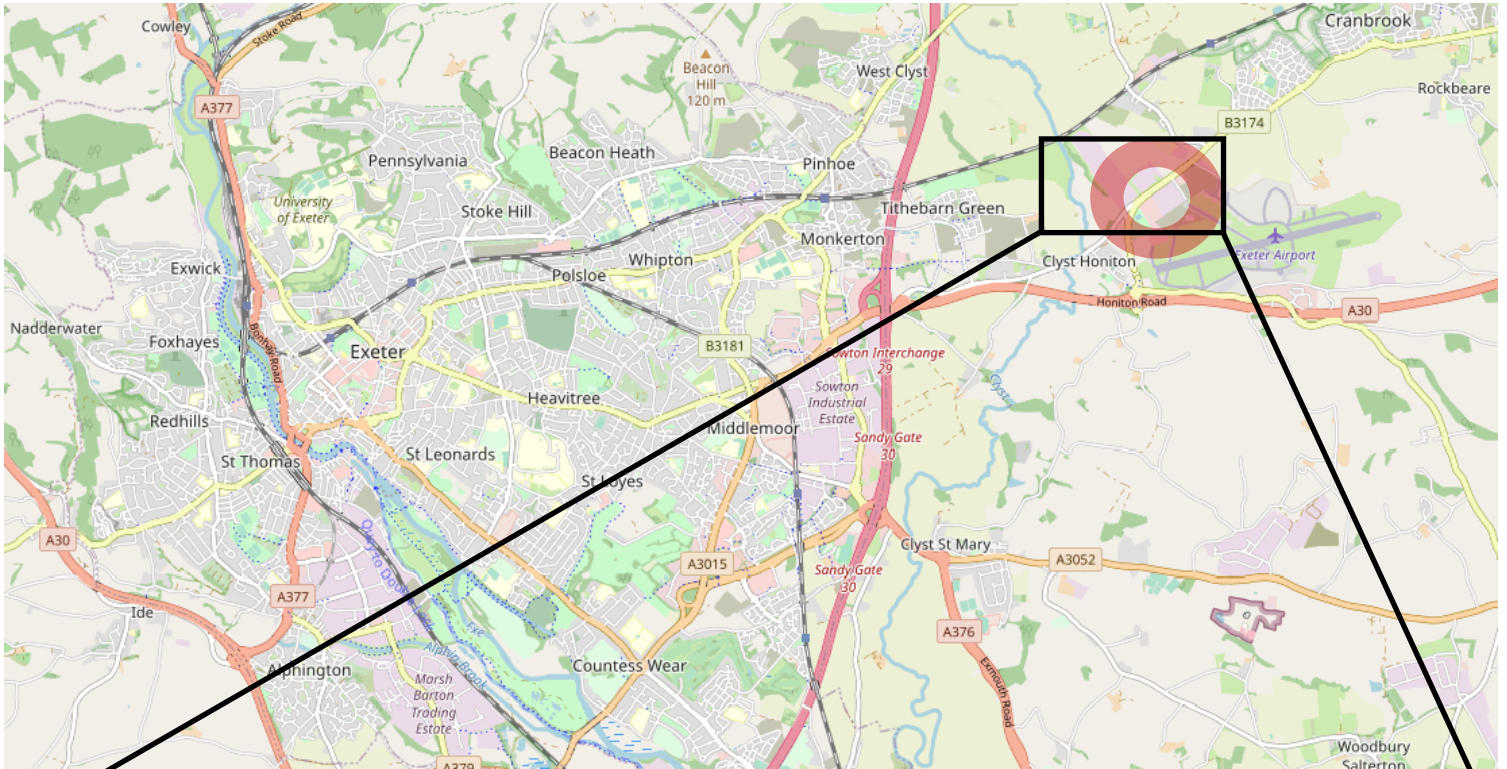
Viewing & Further information

Strictly by appointment through the sole agents:

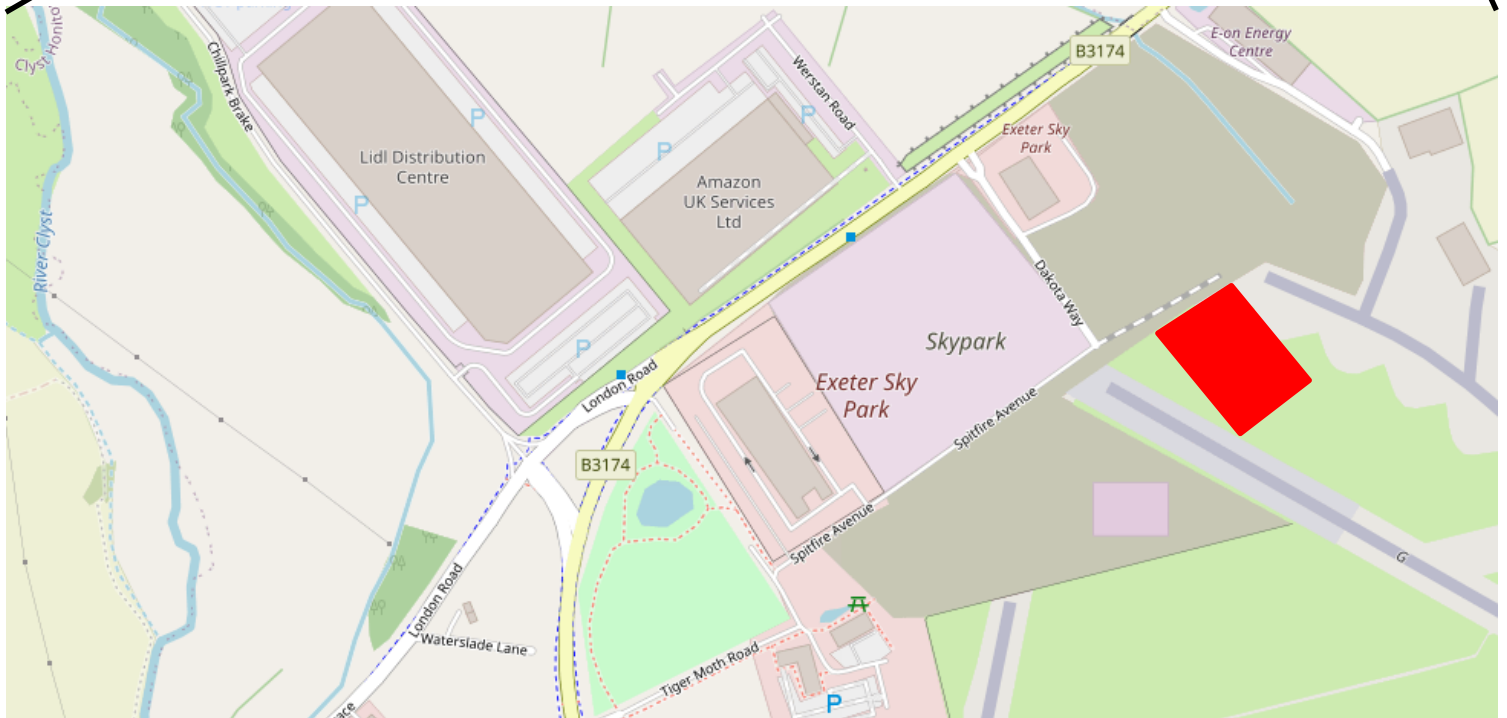
Stratton Creber Commercial

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



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