



# To let

6 Harrier Court, Westcott Lane, Exeter Airport,  
Clyst Honiton, Exeter, EX5 2DR

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**

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

Mid-terrace industrial unit with office and parking.

Gross Internal Area (GIA): 1,787 sq.ft (166 sq.m)

Suitable for a variety of uses, subject to consents

For sale: £225,000 Freehold

To let: £15,950 per annum

## Location

Harrier Court is situated on Westcott Lane, around 0.5 miles from Exeter Airport Business Park and Exeter Airport. The A30 dual carriageway (linking Exeter with the East) is around 1 mile away, and Junction 29 of the M5 is around 2¼ miles away.

## Description

The unit is an mid-terrace unit in a development of warehouse and office units built in 2007. The unit has been fitted out with a full mezzanine level, and provides offices on first floor level and office, warehouse and kitchen on the ground floor. The property would suit a variety of uses, subject to consents.

The property has parking for three cars.

## Accommodation

Please see below a summary of the accommodation

| Floor         | Description  | Sq.ft        | Sq.m       |
|---------------|--------------|--------------|------------|
| Ground        | Warehouse    | 930          | 86         |
| Mezz          | Upper Retail | 862          | 80         |
| <b>Total:</b> |              | <b>1,787</b> | <b>166</b> |

## Proposal

Available by way of new full repairing and insuring lease, at a rent of £15,950 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

The property is also offered for sale Freehold, at a guide price of £225,000. Please contact agent for further details.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: C

## Business Rates

RV 2023 List: £16,000  
Rates Payable: £7,984

Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

## VAT

VAT will be applied at the standard rate where applicable.

## Legal Costs

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

## Viewing & Further information

Strictly by appointment through the joint sole agents:

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

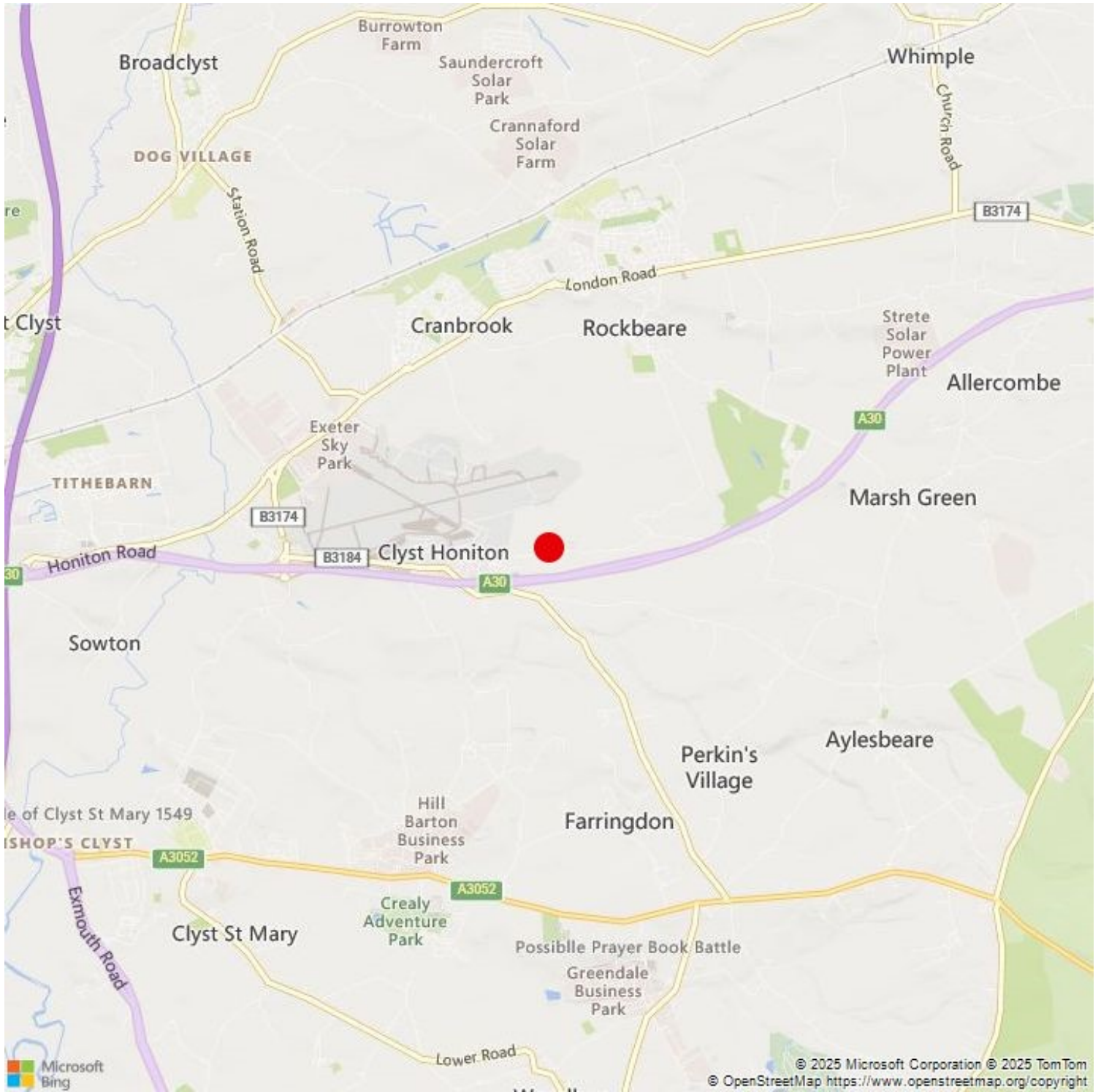
Contact: Tom Churchward MSc Real Est.  
Tel: (01392) 202203  
Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Or

Noon Roberts  
4 Northleigh House, Thorverton Rd. EX2 8HF

Contact: Tony Noon  
Tel: (01392) 691007  
Email: [tn@noonroberts.co.uk](mailto:tn@noonroberts.co.uk)





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