

FOR SALE FREEHOLD

LAST REMAINING UNIT - HIGH QUALITY BRAND NEW INDUSTRIAL UNITS ON THE ONYX BUSINESS PARK

Shell units of 93 sq.m (1,000 sq.ft), Half Mezzanine units of 139 sq.m (1,500 sq.ft) and Full Mezzanine Units of 182 sq.m (1,959 sq.ft) all with allocated parking

**ONYX BUSINESS PARK, DE HAVILLAND ROAD,
SKYPARK, CLYST HONITON, EXETER, DEVON, EX5 2GG**



This exciting development is strategically located in the East Devon Enterprise Zone with quick access to the A30 dual carriageway to London, or Junction 29 of the M5 Motorway. The units have been constructed to a high standard on a spacious and landscaped site. The units include shell units, half and full mezzanine Units and are suitable for Trade Counters, light Manufacture / Assembly or Mail Order.

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SITUATION AND DESCRIPTION

The Onyx Business Park at Skypark is fast becoming recognised as the most significant new Business Park development in the Southwest, with an extensive range of Industrial / Trade Counter and Office buildings recently completed. The Onyx Business Park is the second phase of Units and is located on the northern perimeter of Exeter Airport, close to the rapidly expanding new town of Cranbrook. The location is conveniently located within easy reach of the A30 / M5 offering excellent transport links to Plymouth, Cornwall, Bristol, London and the Midlands. Neighbouring businesses include Lidl distribution centre, DPD, Amazon, Stovax, LiveWest.

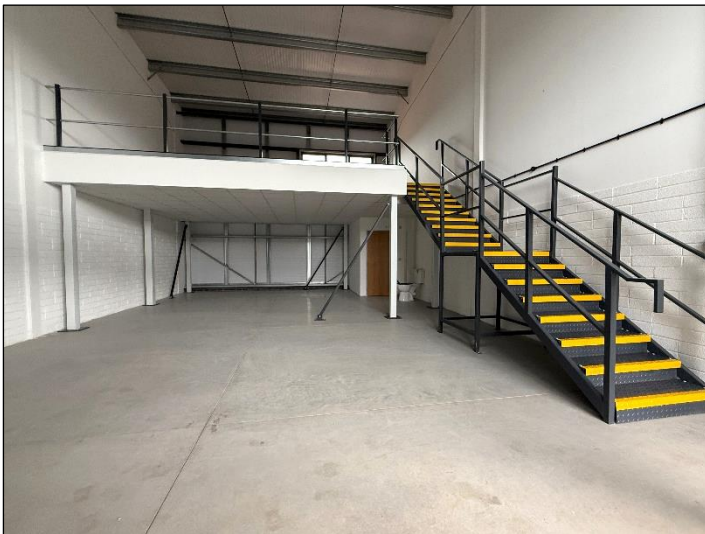
Skypark I comprised 34 commercial units which are all completed and occupied, with Onyx Business Park now completed and offering a further 36 Units. The Units are constructed to a high standard with 2 allocated car parking spaces plus a loading bay allocated to each unit. The units provides high levels of environmental performance and cost efficiency, being designed to BREEAM 'Excellent' standard, and features include the latest insulated panel technology, solar PV and electric vehicle charging points.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions. (To be confirmed on site when completed)

Ground Floor **12.45m x 7.71m (40'10" x 24'8") max**

Each Units has the same basic Ground floor area, with the availability of half of full mezzanine floors increasing the space available. Each unit has a glazed pedestrian door with glazed panels over. Electric Roller shutter door adjoining. High level windows providing excellent natural light. Power floated concrete floor. In each of the half or full mezzanine units an accessible Toilet with WC suite and wash hand basin is constructed at the rear.



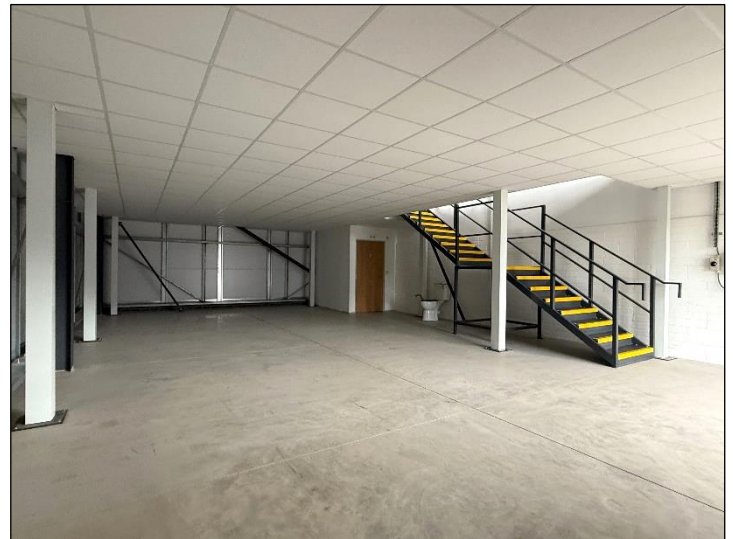
Ground Floor of a Half Mezzanine Floor Unit

Half Mezzanine Floor **7.71m x 6.0m (25'3" x 19'8") max**

Located at the rear of the unit with a steel staircase leading up. This area is ideal for storage or the construction of an Office / Showroom, subject to the usual consents.

Full Mezzanine Floor **12.45m x 7.71m (40'10" x 24'8") max**

Offering full coverage and with windows to the side elevation. A staircase leads up from the front of the unit. This area is ideal for storage or the construction of an Office / Showroom, subject to the usual consents.



Ground Floor of a Full Mezzanine Floor Unit



First Floor of a Full Mezzanine Floor Unit

EXTERNALLY

To the front of the premises is a wide concrete loading and unloading area with parking for 2 cars and a loading bay.

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First Floor of a half Mezzanine Floor Unit



PRICE AND AVAILABILITY

Unit 5	Full Mezzanine	1,960 Sq.ft	Under Offer
Unit 9	Full Mezzanine	1,960 Sq.ft	Under Offer
Unit 10	Full Mezzanine	1,960 Sq.ft	Under Offer
Unit 13	Full Mezzanine	1,960 Sq.ft	£275,000 Freehold
Unit 16	Shell Only	1,000 Sq.ft	Under Offer
Unit 31	Shell Only	1,000 Sq.ft	Under Offer
Unit 32	Shell Only	1,000 Sq.ft	Under Offer
Unit 33	Full Mezzanine	1,960 Sq.ft	Under Offer
Unit 35	Half Mezzanine	1,500 Sq.ft	Under Offer

A service charge is payable to cover the costs of the shared landscaping and shared services. VAT is chargeable on the sale prices and any service charge payable.

RESERVATION

To reserve a unit a £5,000 plus VAT non-returnable reservation deposit is required which will be deducted from the completion price on completion of the purchase.

RATES

Rateable Value: - To be assessed
The Unit will be assessed once occupied and a Rateable value applied. However, we understand that qualifying businesses may benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. For further information please contact East Devon District Council (01395 516551)

We also understand that the scheme is within the Exeter and East Devon Enterprise Zone providing Business rates relief for new and growing businesses. Interested parties are encouraged to satisfy themselves with East Devon District Council on their eligibility.

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

An EPC will be provided on completion of each Unit. All units have achieved an A Rating.

SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises. Openreach Fibre is also available.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0807)



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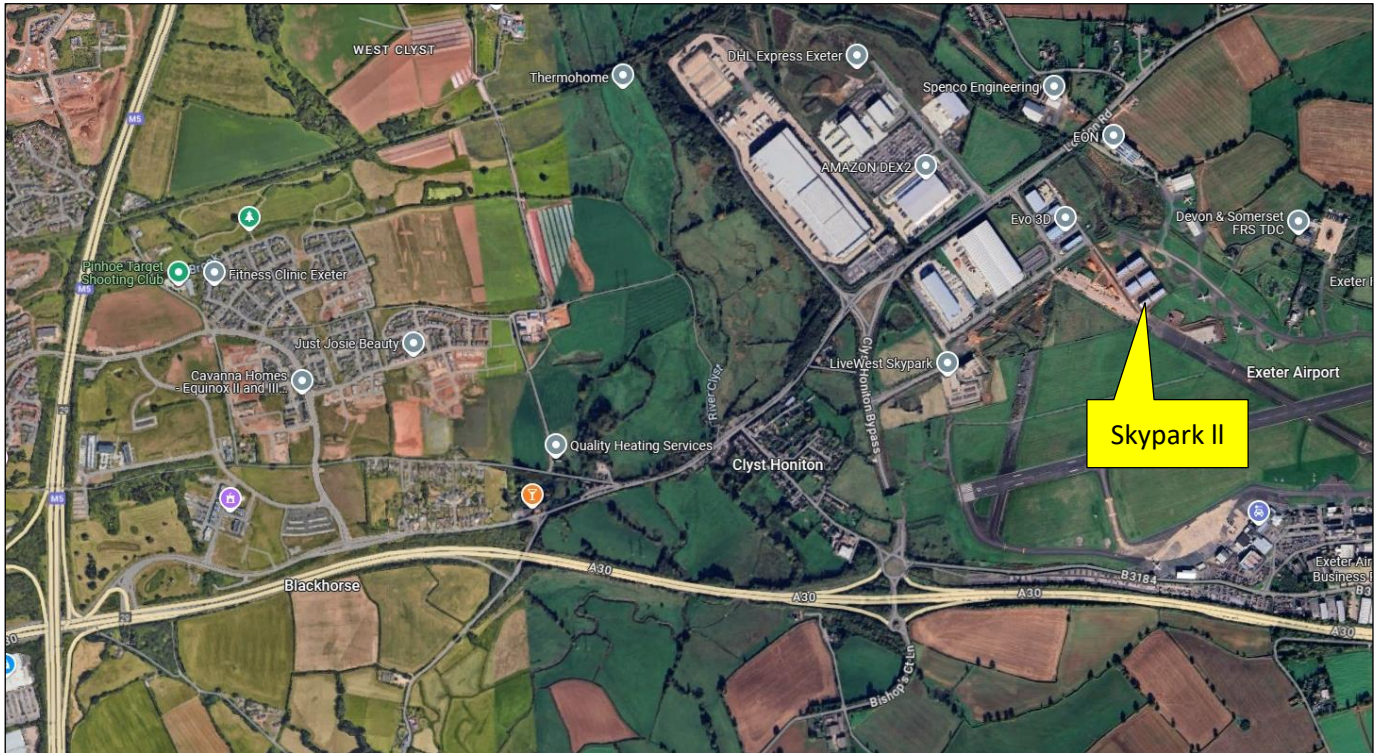
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.