

TO LET

INDUSTRIAL / TRADE COUNTER / SHOWROOM UNIT ON THE SOUGHT AFTER SKYPARK BUSINESS PARK

Approx. 94 sq.m (1,011 sq.ft) with allocated car parking
(Fitted with lighting, flooring, power, a kitchen area, toilets and PV panels plus battery storage)

**UNIT 17 SKYPARK BUSINESS PARK, DE HAVILLAND ROAD,
SKYPARK, CLYST HONITON, EXETER, DEVON, EX5 2GE**



This offers the opportunity to enter into a new lease of this modern Unit on the popular Skypark Business park, offering quick access to the A30 dual carriageway to London, or Junction 29 of the M5 Motorway. The unit has been constructed to a high standard and fitted out with flooring, power and lighting, a kitchen area and toilets. The unit would therefore suit a wide variety of users including Offices or showroom, a Mail Order / Distribution use or as light manufacture or assembly.

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SITUATION AND DESCRIPTION

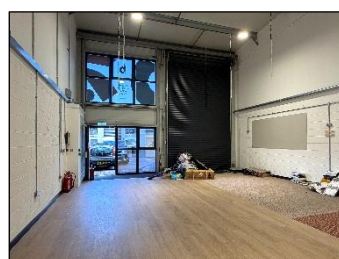
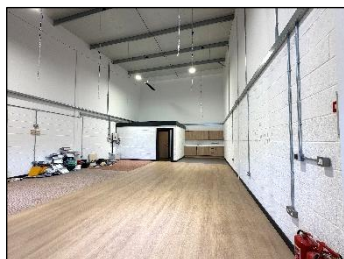
Skypark is fast becoming recognised as the most significant new Business Park development in the Southwest, with an extensive range of Industrial / Trade Counter and Office buildings recently completed. The site is located on the northern perimeter of Exeter Airport, close to the rapidly expanding new 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.

The Skypark Business Park comprises 34 commercial units which are all completed and occupied, with this being one of the first Units to be become available with the benefit of the previous tenants fit out. This is arranged as a showroom / open plan office with an extensive kitchen area to the rear and a toilets including an accessible toilet. The unit would suit the addition of a part of full mezzanine floor in the future if required. The premises benefits from 3 car parking spaces to the front which with double parking can accommodate 6 cars. The Units are constructed to a high standard to include a high level of environmental performance and cost efficiency, being designed to BREEAM 'Excellent' standard, with this unit benefitting from the latest insulated panel technology, solar PV and a storage battery plus an electric vehicle charging point. The premises have achieved an A rated EPC.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Showroom / Warehouse 12.53m x 7.49m (41'1" x 24'7") max
Glazed entrance door with glazed panel adjoining plus glazed window above. Electric insulated roller shutter door. LED lighting and power as fitted. To the rear is a ...



Kitchen Area

Range of wall and base units with worktop and inset stainless steel sink and drainer. Tiled splashback. Fitted fridge and dishwasher. Under counter electric water heater.

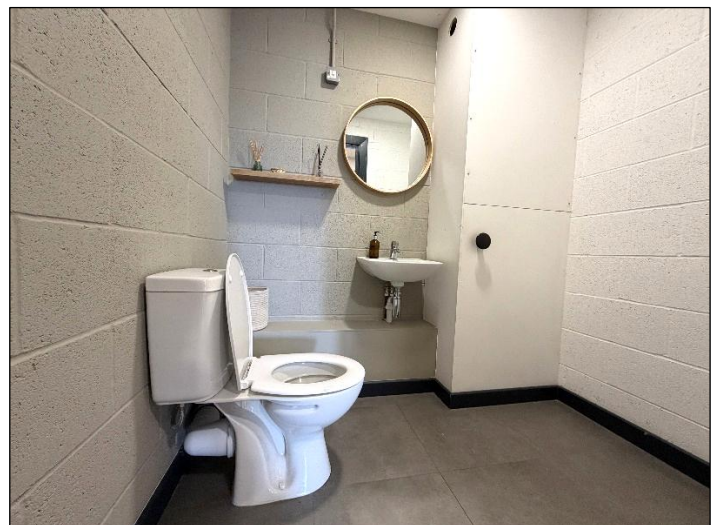


Toilet (Accessible)

WC suite with wash hand basin. Tiled floor.

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EXTERNALLY

To the front of the premises is a wide loading and unloading area with parking for 3 cars with the potential to double park to increase this to 6 cars.

RENT AND TENURE

A new 6 year FRI lease is available at a rent of £13,950 per annum payable quarterly in advance with an upwards only rent review at the end of the third year. A 3 year tenant only break clause can also be incorporated.

The tenants will be required to reimburse the landlords for the Buildings Insurance premium. The lease will be contracted outside of the landlord and Tenant Act. A 3 months' rent deposit may be required, full details on request.

RATES

Rateable Value: - £17,250 (2026 Valuation List)

For further information on the Business Rates payable please contact Exeter City Council Business Rates Department. (01392 277888)

SERVICE CHARGE

A service charge is payable to cover the costs of the shared landscaping and shared services.

VAT

VAT is chargeable on the rent and service charge.

COMMERCIAL EPC

A commercial energy performance certificate has been obtained for the premises, a full version is available to download from the web site. The rating is A 19.

SERVICES

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

LEGAL COSTS

A contribution of £395 plus VAT will be required towards the landlords' legal cost, to include abortive costs for a new lease. Each party to bear their own costs in the event of a sale.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0934)

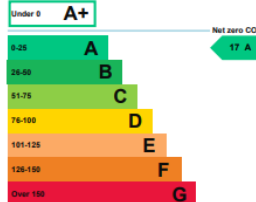


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Energy performance certificate (EPC)					
Unit 17, Onyx Business Park De Havilland Road Oxyl Haddon Exeter EX5 2GG	<table border="1"><tr><td>Energy rating</td><td>Valid until: 29 January 2036</td></tr><tr><td>A</td><td>Certificate number: 4970-9550-4310-2123-3307</td></tr></table>	Energy rating	Valid until: 29 January 2036	A	Certificate number: 4970-9550-4310-2123-3307
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A	Certificate number: 4970-9550-4310-2123-3307				
Property type: Storage or Distribution					
Total floor area: 187 square metres					
Rules on letting this property					
Properties can be let if they have an energy rating from A+ to E.					
Energy rating and score					
This property's energy rating is A.					
					
Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.					
How this property compares to others					
Properties similar to this one could have ratings:					
If newly built: 0 A					
If typical of the existing stock: 68 C					



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