

stratton
creber
commercial

property consultants



Ground floor, 8 Sandpiper Court, Harrington Lane,
Exeter, Devon, EX4 8NS

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Business unit - suitable for retail, services, office,
educational or other uses

743 sq.ft / 69 sq.m with 3 parking spaces (plus free on-
road parking to front)

Signage and frontage onto busy road

To let: £11,000 p.a. exclusive

strattoncrebercommercial.co.uk

Location

Sandpiper Court is situated in the Pinhoe area of Exeter, around 2.5 miles west of the city centre. Junction 29 of the M5 is under 2 miles away, via Venny Bridge and Exeter Business Park.

Occupiers at Sandpiper Court include Devon Air Ambulance Trust, Ark Vets and South West Autism.

Description

Sandpiper Court is a development of office and light industrial units, with a large car park to the rear. The ground floor of Unit 8, a mid-terrace unit, is available.

The unit has access via glazed doors facing the road, and also has full-height glazing into the unit. The accommodation comprises an open-plan space with tea point and a WC, plus small storage cupboard.

The specification includes suspended ceilings with recessed lighting, power provision around the walls and via a upvc column in the centre, and gas-fired central heating.

The unit has 3 allocated parking spaces in the car park to the rear, and there is free on-road parking to the front of the unit.

Accommodation

The unit has a net internal area of approx. 743 sq.ft / 69 sq.m.

Lease Terms

Offered by way of a new lease on internal repairing and insuring terms (i.e. the tenant does not contribute to the costs of external maintenance) at an initial rent of **£11,000 per annum exclusive**.

Mains services to the building will be re-charged on a proportional basis.

Business Rates

The unit has a rateable value (applicable from April 2026) of £7,100 and the rates payable in the year 2026/27 are understood to be £3,067.20 but you are advised to check with Exeter City Council's Business Rates Department.

A change of use to retail or leisure would result in a lower rates bill.

Small Business Rates Relief is available to qualifying companies in respect of this unit at 100% relief in the forthcoming year.

Energy Performance Certificate

Assessed in band C.

VAT

VAT is not applicable to the figures quoted above.

Broadband/connectivity

Various options are available at this address, including fibre. A report on the broadband services available at this address, and the relative speeds they can offer, is available on request.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

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

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