



To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

The Old School, Clyst Honiton, Exeter, Devon, EX5 2LZ

Offices in former village school just outside Exeter

715 sq.ft (66.4 sq.m)

Generous off-road parking plus unrestricted road parking

Shared use of meeting room

100% Small Business Rates Relief

To let: rents from £9,750 p.a.



Location

The property is situated in the middle of the village of Clyst Honiton, which is adjacent to Exeter Airport and adjacent to Exeter Science Park and Skypark. The village has good access from both the A30 dual carriageway and London Road (leading to Cranbrook), and Junction 29 of the M5 is around 1.25 miles to the west.

Description

Clyst Honiton School was converted to a multi-let office in 2012, and two office rooms are currently available, both with off-road parking and shared use of a meeting room. Both offices have double glazed windows, cat-2 office lighting and gas-fired central heating.

The available office is 715 sq.ft (66.4 sq.m) and is suitable for around 7-10 desks. There is a tea point within the suite. It has the right to park up to 3 cars on site.

The offices have shared use of male, female and disabled WCs.

Lease Terms

The office is available by way of a new lease for a term to be agreed on an internal repairing and insuring basis. The rent is £9,750 per annum, and the suite also pays a service charge (inclusive of cleaning of common parts, site maintenance, water bills and buildings insurance) of £50 per month.

Business Rates

Assessed as "offices and premises" with a rateable value of £6,600. The rates payable in the year 2020/21 are understood to be £3,293.40.

Small Business Rates Relief is available to qualifying companies and would reduce the rates payable to zero in the current year. Please ask for details.

Energy Performance Certificate

Assessed in band D.

VAT

VAT is applicable to the figures quoted above.

Legal Costs

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

Broadband/Connectivity

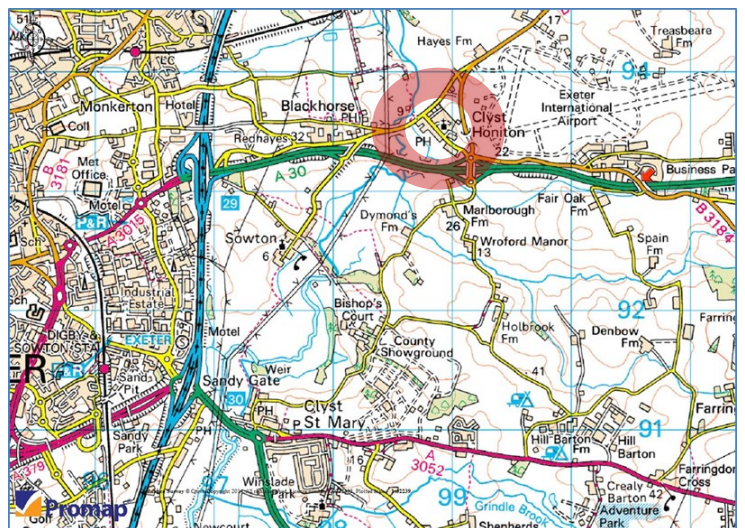
A report on the Broadband options and speeds available at this property are available upon request.

Viewing & Further information

Strictly by appointment through the joint sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;

All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;

iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.