

Photo of existing units at Yeo Business Park, for illustration only

**stratton
creber
commercial**
property consultants



For sale

Units 11 & 12 Yeo Business Park, Clyst St Mary, Exeter, Devon, EX5 1DP

Viewing by prior appointment
with Jonathan Ling

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Two semi-detached, self-contained office units to be built in 2020

Situated on an emerging semi-rural business park circa 1.5 miles from Exeter and M5

Approx: 1,238 - 2,476 sq ft (115 - 230 sq m)

5 car parking spaces per unit

For sale: £205,000 per unit

strattoncrebercommercial.co.uk

Location & Description

Yeo Business Park is located off the A3052 Sidmouth Road just past Westpoint (Devon County Showground), approximately 1.5 miles from Junction 30 of the M5.

Yeo Business Park

Yeo Business Park currently comprises seven office units, and construction has commenced on the first of 7 units in the next phase. Each unit has allocated car parking and there are ample landscaped areas which are maintained by the landlord. The units in the next phase will be of a similar (but not identical) specification to the existing units, and will be of blockwork cavity wall construction.

Accommodation

The units will be laid out as offices on ground and first floors plus kitchen and WC on the ground floor. The external elevations will be wooden-clad, with double-glazed windows and doors and a pitched roof.

The design of the offices includes large, full-height glazed panels and a glazed entrance door on the ground floor, with rooflights to the first floor. Lighting is a mix of ultra-slim LED daylight panels and LED spots, and there are ample power sockets in the walls, plus the ability to add data points as required.

Further details of the specification and finishes are available on request.

Each unit has an anticipated net internal area of 1,238 sq.ft (115.0 sq.m), and the units can be reconfigured to create a single detached unit of 2,476 sq.ft (230.0 sq.m).

Externally, the units will each have 5 allocated car parking spaces, and additional visitor and disabled spaces are available.

Services

Mains water and electricity are connected and drainage is via a private system. Central heating is via an individual gas-fired boiler which is linked to a communal LPG tank with separate metering.

Price

£205,000 is sought for a new 999 year lease on the basis that the units are offered with internal decoration but without floor coverings; alternatively, these items can be included for an additional sum to be agreed.

An estate charge is charged for the upkeep and maintenance of the common parts, landscaping and shared services on the site.

The purchase will be by way of a land purchase and development agreement with a certificate issued by the architects on completion.

Reservation and deposit

The purchaser will be required to provide a non-refundable reservation deposit of £2,500 upon terms being agreed, in order to secure the unit until the agreed date for exchange of contracts. The deposit will be deducted from the deposit payable on exchange.

Energy Performance Certificate (EPC)

EPCs will be available on completion of the building.

Business Rates

The units will be assessed for business rates on completion.

VAT

VAT is chargeable on the purchase price and service charge.

Legal Costs

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

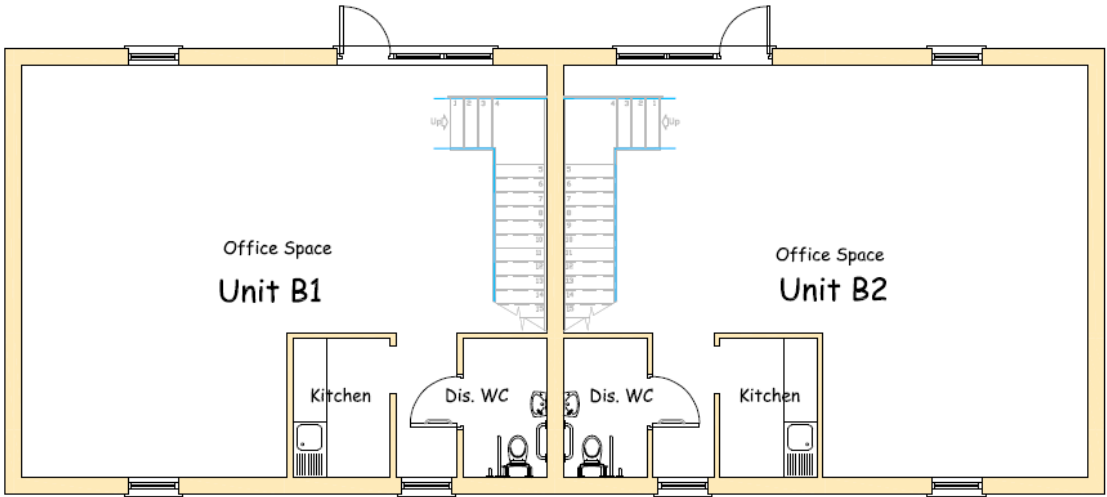
Viewing & Further information

Strictly by appointment through the joint sole agents:

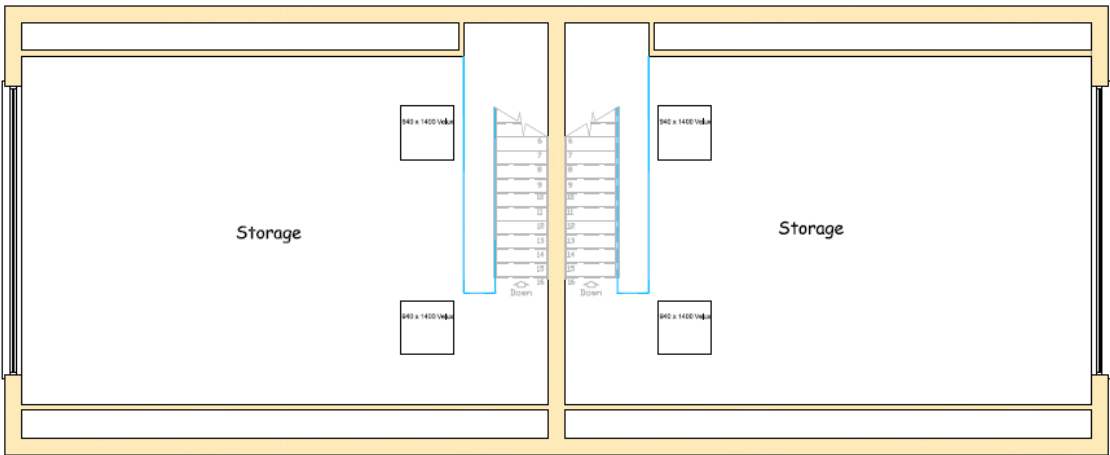
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
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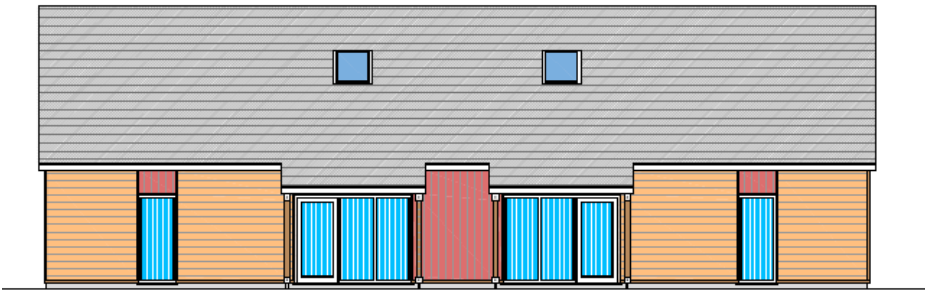




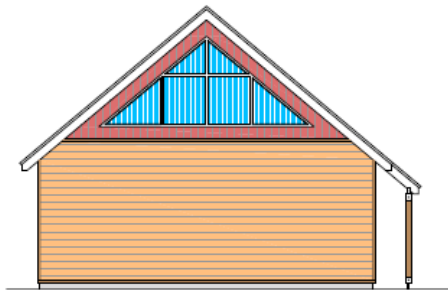
UNIT B GROUND FLOOR PLAN



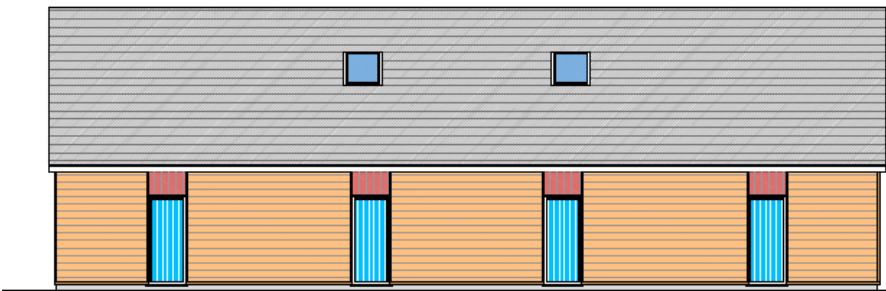
UNIT B FIRST FLOOR PLAN



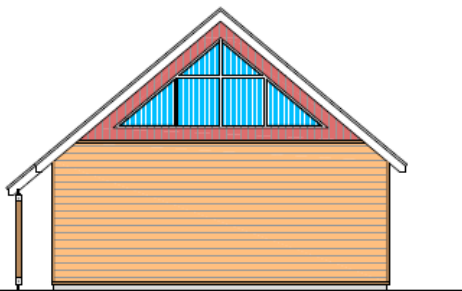
UNIT B NORTH FACING ELEVATION



UNIT B EAST FACING ELEVATION



UNIT B SOUTH FACING ELEVATION



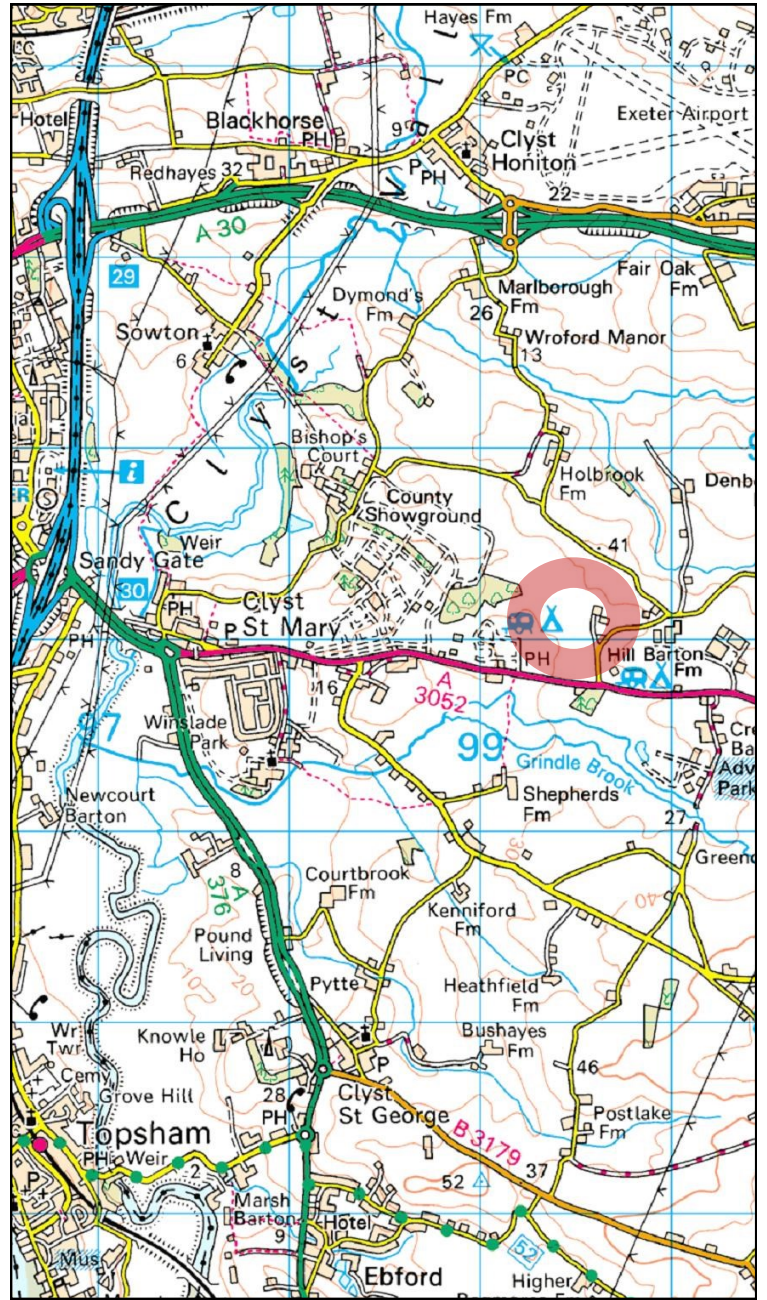
UNIT B WEST FACING ELEVATION



Ground floor



First floor



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