



Suite A, The Dairy Barn, Westpoint Court, Sidmouth Road, Clyst St Mary, Exeter, Devon, EX5 1DJ

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Character detached building in courtyard office cluster

1,263 sq.ft (117.4 sq.m)

Excellent access to M5 and trunk road network

Option to share use of super-fast broadband package

Rights to park up to 8 cars

To let: £21,000 p.a. exclusive

strattoncrebercommercial.co.uk

Location

The Dairy Barn is situated at Westpoint on the eastern side of Exeter, 2 miles from Junction 30 of the M5 motorway and 3 miles from Exeter International Airport. The city centre is about 4 miles away.

The offices form part of a courtyard office cluster formed of brick barns, with good parking facilities. Adjoining occupiers include Devon County Agricultural Association, Horizon Consulting Engineers and Devon Herd Book Society.

Description

Suite 2 is accessed from the courtyard via a glazed lobby area, and also has a dedicated entrance. The lobby, and male and female WCs leading off it, are shared with the occupier of Suite B, currently Horizon Consulting Engineers.

The suite comprises an open-plan ground floor office which includes a tea point at one end, and a first floor element which is currently laid out as two private offices/meeting rooms. The suite has full-height glazing to the courtyard elevation, as well as full-height ceilings with exposed timbers. The specification also includes gas-fired central heating, perimeter trunking providing power and data sockets and suspended category-2 lighting/recessed spot lighting in the ceilings.

The unit has rights to park up to 8 cars, although further spaces may be available subject to negotiation.

Accommodation

The unit provides the following net internal areas:-

Ground floor:	899 sq ft	(83.5 sq m)
First floor:	364 sq ft	(33.8 sq m)
Total:	1,263 sq ft	(117.4 sq m)

Lease Terms

The property is available by way of a new lease for a term to be agreed on a full repairing and insuring basis. An estate charge is levied for the upkeep of the courtyard and landscaping at £750 per annum.

The initial annual rent is **£21,000 per annum exclusive**.

The lease is to be contracted outside the security of tenure provisions of the Landlord & Tenant Act 1954 Part 2.

Business Rates

The unit is to be re-assessed for business rates as it is currently assessed together with an adjoining unit.

Small Business Rates Relief is expected to be available to qualifying companies once the rating assessment is separated. Please ask for details.

Energy Performance Certificate

Assessed in band C.

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.

The landlord is able to offer an optional broadband package at this property which can provide up to 20MBPS download speeds. The cost is currently £50 per month (subject to contract with the supplier).

References

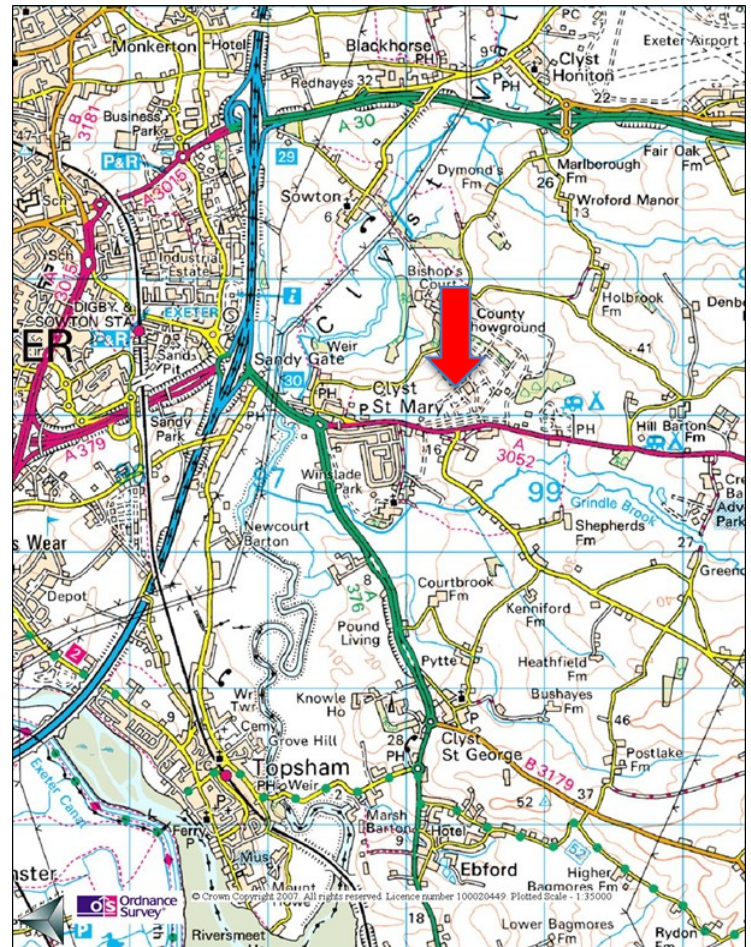
Financial and accountancy references may be sought from prospective tenants prior to agreement.

Viewing & Further information

Strictly by appointment through the 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

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