



For sale

Unit 2, Newbery House, Exeter Airport Business Park, Exeter, Devon, EX5 2UX

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

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Self-contained office unit on popular business park

16 off-road parking spaces

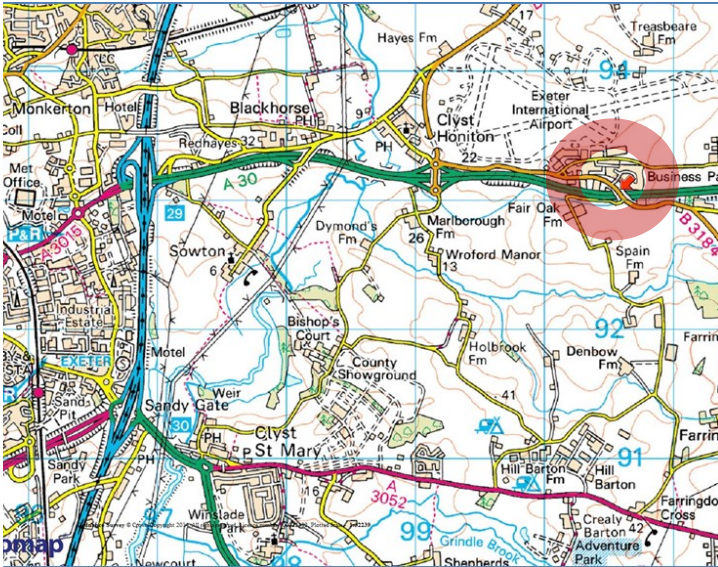
Approx: 5,329 sq ft / 495.1 sq m

For sale (long leasehold): guide price £625,000

Location

Exeter Airport Business Park is situated immediately adjacent to Exeter Airport, with access just off the A30, 5 miles east of Exeter city centre and 1½ miles from junction 29 of the M5 Motorway.

Office occupiers on the estate include Wainhomes, Flybe, the NHS, Griffin Chartered Accountants and IP Office.



Description

Newbery House is a 1980s office building, set on its own site with ample parking and mature landscaping. Unit 2, comprising around half of the building, is a self-contained unit with 16 allocated parking spaces in the shared parking areas.

The building has brick elevations, double glazed windows and doors and a pitched sheet metal-clad roof which is obscured by brick parapets to all elevations.

The specification of the offices includes:-

- air conditioning (mostly via recessed ceiling units) and wall-mounted electric heaters
- suspended ceilings, recessed category 2 lighting
- security alarm and intercom door entry
- Fire alarm system

There are no structural internal walls, but the property is currently partitioned to form a main open-plan office, a boardroom, three private offices a storeroom and a kitchen/staff room and a reception lobby. A WC block provides three WCs, including disabled. See floorplan overleaf.

The unit has 16 allocated parking spaces in the shared car park, and there is unrestricted on-road parking on the estate road.

Accommodation

The suite has a Net Internal Area of approximately 5,329 sq.ft (495.1 sq.m).

Broadband/connectivity

A report on the broadband services available at this address, and the relative speeds they may offer, is available on request.

Terms

The property is held by way of a 999-year lease from 17th November 1989, at a fixed rent of £5 per annum. The lease permits uses with Use Classes B1, B2 & B8 (i.e. office, industrial)

A sale of the long leasehold interest is offered, with vacant possession on completion. The guide price is **£625,000 plus VAT.**

Business Rates

The unit is assessed for business rates with a rateable value of £61,000. Rates payable in the year 2019/20 are understood to be £30,074 before any transitional relief.

Services

Mains electricity (including 3-phase) and water are connected and there is a private drainage system.

Information on the air conditioning at the property is available on request.

Energy Performance Certificate

Assessed in band D.

VAT

The property is not currently elected for VAT, so VAT is not applicable to the purchase price.

Legal Costs

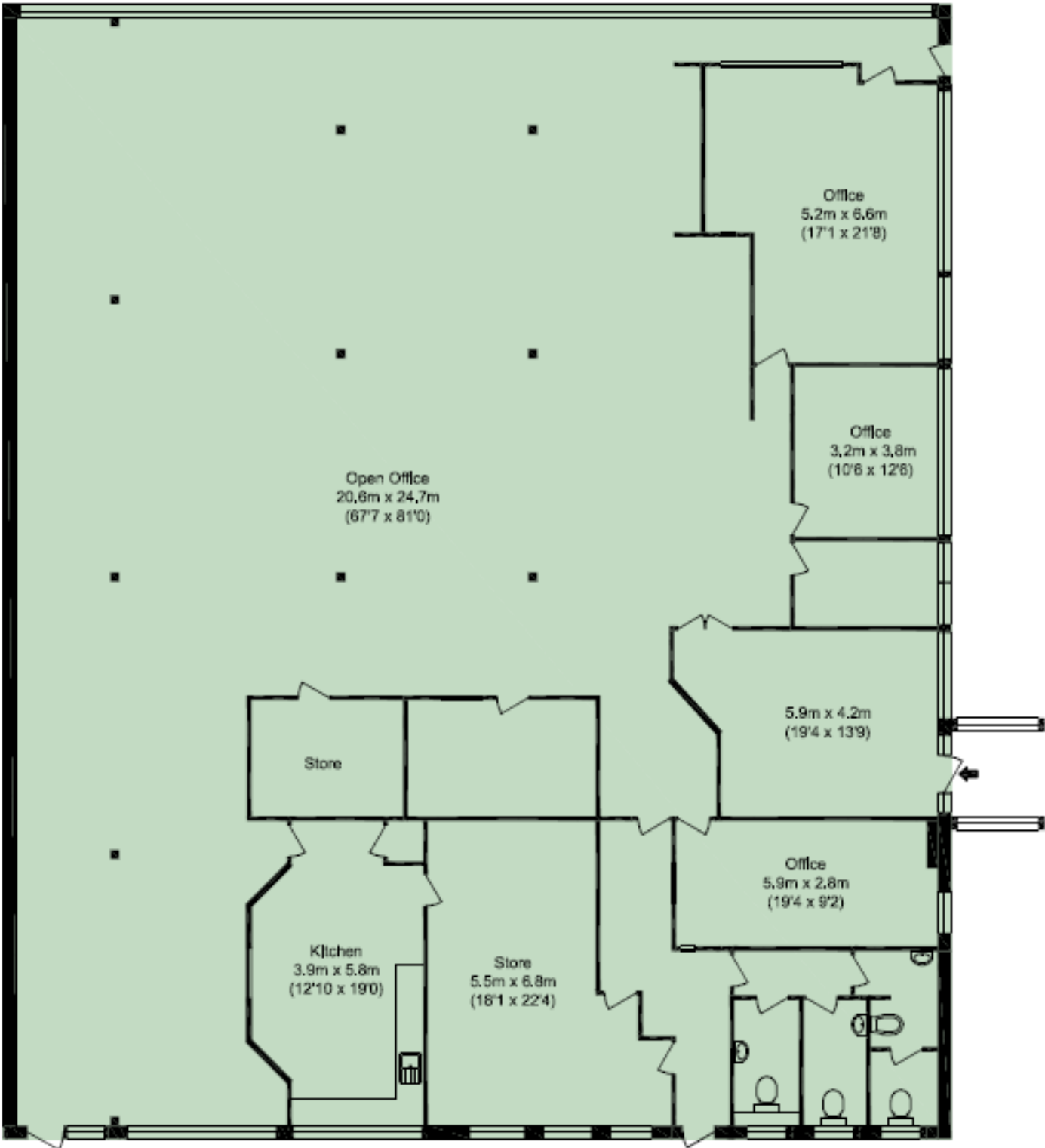
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

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

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