



# To Let

Viewing by prior appointment  
with Jonathan Ling

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## Units 1-3, Yeo Business Park, Clyst St Mary, Exeter, Devon, EX5 1DP

Detached, self-contained office unit on two floors

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

Approx: 1,983 sq ft / 184.2 sq m

With own car park for around 10 cars

To Let: £22,500

## 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. It is situated in semi-rural surroundings in a fast-developing area. There are bus services between Exeter and destinations to the east, which stop on the A3052 at the turning to Yeo Business Park.

## Yeo Business Park

Yeo Business Park currently comprises 10 modern business units, and work is underway on a second phase of office units.

## Description

The unit was converted to office use around 8 years ago, and is laid out as offices on ground and first floors plus kitchen and two WCs on the ground floor. The external elevations are of rendered masonry, with double-glazed windows and doors and a pitched roof.

The unit has its own gas-fired boiler which serves a wet radiator heating system as well as providing hot water.

Externally, the unit has its own parking adjacent to the building, allowing 6 cars to be parked while around 4 further cars can be fitted into the parking area. Further allocated parking spaces are available to rent on terms to be discussed.

## Accommodation

Approximate Net Internal Areas as follows:

Ground floor offices, kitchen: 1,211 sq.ft (112.5 sq.m)

First floor offices: 771 sq.ft (71.7 sq.m)

**TOTAL NIA: 1,983 sq.ft (184.2 sq.m)**

## 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 gas tank with separate metering.

## Terms

The unit is offered by way of a new lease on full repairing and insuring terms at an initial annual rent of £22,500 exclusive. An estate charge is levied for the upkeep and maintenance of the common parts, landscaping and shared services on the site.

## Energy Performance Certificate (EPC)

Assessed in band B; copy on request.

## Business Rates

The unit has a rateable value of £23,250, and the rates payable in the year 2019/20 are understood to be £11,415.75.

## VAT

VAT is chargeable on the rent and service charge.

## Broadband/connectivity

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

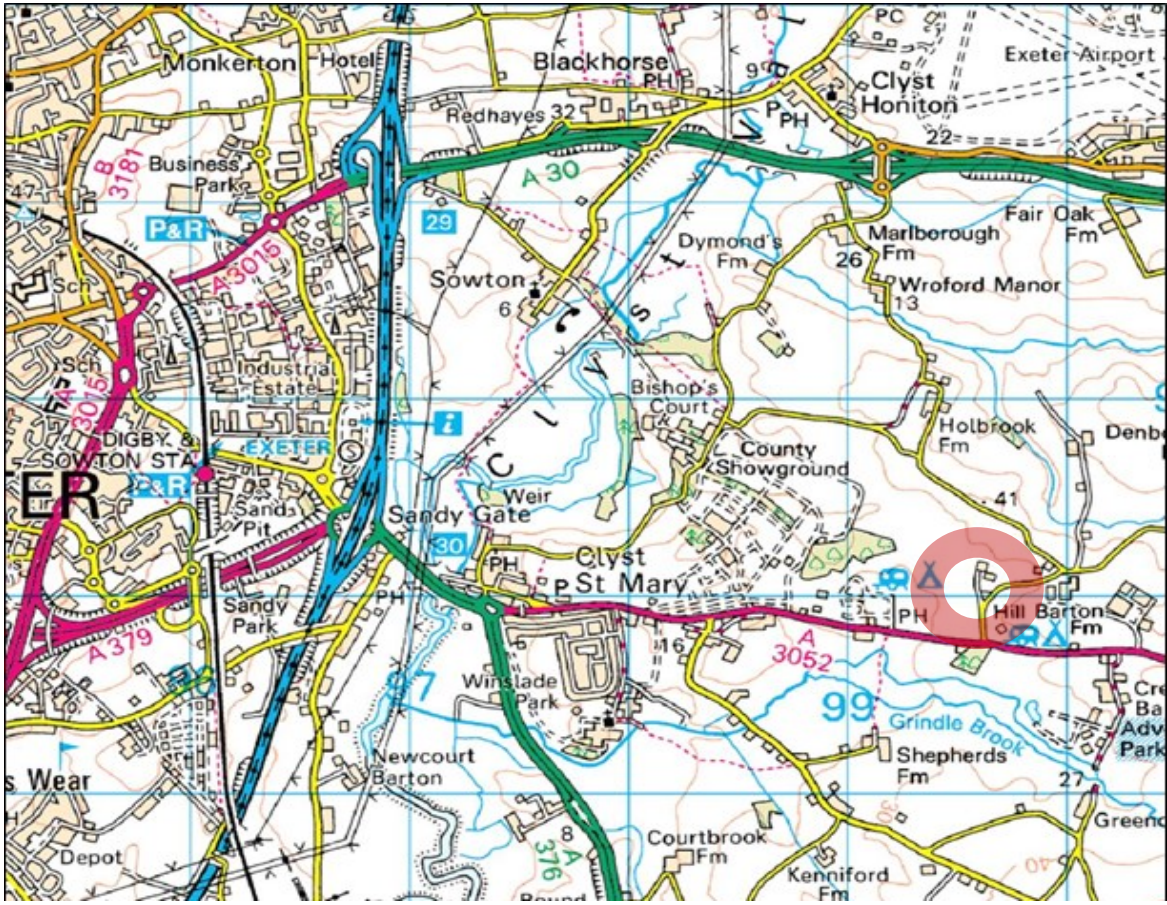
Contact: Jonathan Ling  
Tel: (01392) 202203  
Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)







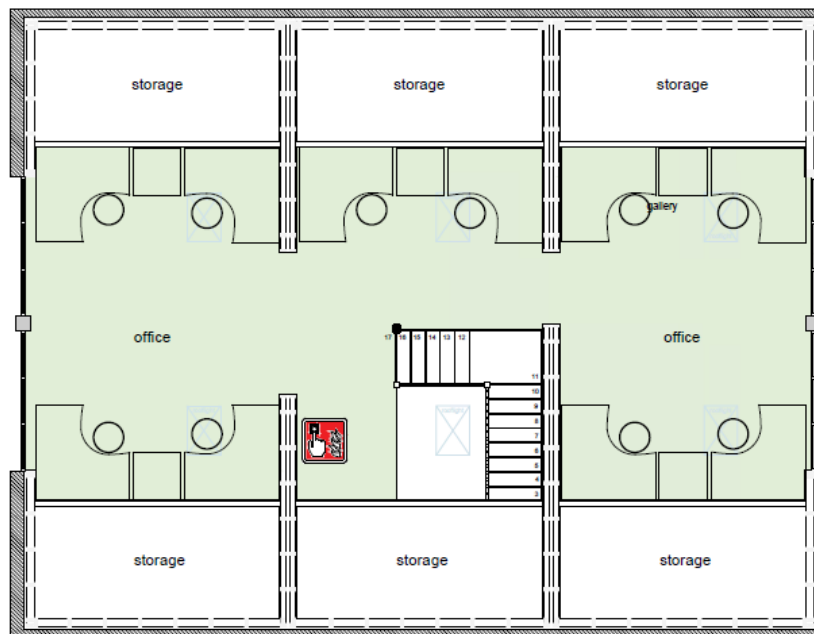








GROUND FLOOR



FIRST FLOOR

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