



CGI of proposed units for illustrative purposes only

# To Let

## Units 8 & 9, Topsham Units, Dart Business Park, Topsham, Exeter, Devon, EX3 0QH

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Two new trade counter/showroom units coming in 2021

On established business park opposite Darts Farm shopping village

Ground floor: 1,800 sq.ft (167.2 sq.m) per unit

Mezzanine: 900 sq.ft (83.6 sq.m) per unit

6 parking spaces (inc. disabled) per unit, plus rear storage compounds

To Let: £20,000 per annum exclusive (per unit)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## Location

Dart Business Park is situated to the east of Topsham and close to the A376, which links with Junction 30 of the M5 Motorway less than 2 miles to the north.

Dart Business Park is located directly opposite Dart's Farm shopping village, which includes café/eating facilities, food and non-food retail outlets, as well as hosting many events throughout the year.

Occupiers at Dart Business Park include a number of retail and trade showrooms including Amos Lighting, Sapphire Spaces, Oak Loft and Exe Sails.

## Description

The development comprises two semi-detached showroom units with 50% mezzanine cover designed for ancillary office use.

The units will be broadly similar in specification to the existing Topsham Units, an adjacent terrace of 7 units built in 2006. The units are designed with high-quality finishes and external design and features include:-

- High levels of insulation to walls, roof & floor;
- Loading doors and separate pedestrian doors to both front and rear elevations;
- Porthole windows to front elevations, window panels in loading doors and 10% roof lights;
- Disabled-compliant WC.

Each unit will have 6 allocated parking spaces to the front plus outside storage to the rear (the width of the unit and with a depth of circa 3 metres).

## Accommodation

The units will each have the following approximate Gross Internal Areas:

<b>Ground:</b>	1,800 sq.ft (167.2 sq.m)
<b>Mezzanine:</b>	900 sq.ft (83.6 sq.m)
<b>TOTAL:</b>	<b>2,700 sq.ft (250.8 sq.m) (per unit)</b>

## Terms

Offered by way of new leases on full repairing and insuring terms, on the following initial rents:

**Unit A:** UNDER OFFER

**Unit B:** £20,000 per annum exclusive

## Services

Mains electricity (3-phase, 100A per phase) and water will be connected.

## Business Rates

The units will be assessed for business rates on completion.

## Energy Performance Certificate (EPC)

To be assessed on completion.

## VAT

VAT is applicable to the rents.

## Legal Costs

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

## Viewing & Further information

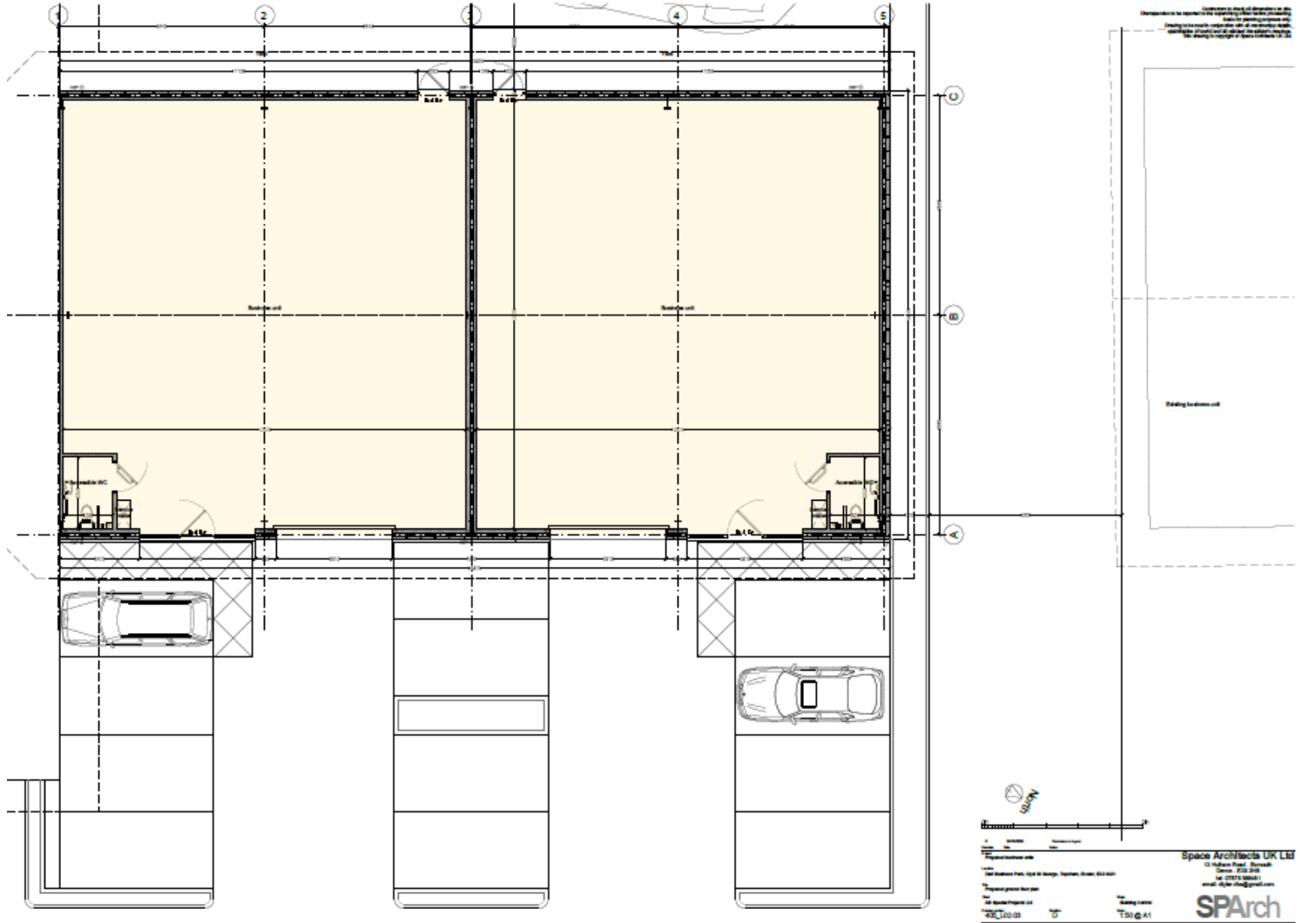
Strictly by appointment through the sole agents:

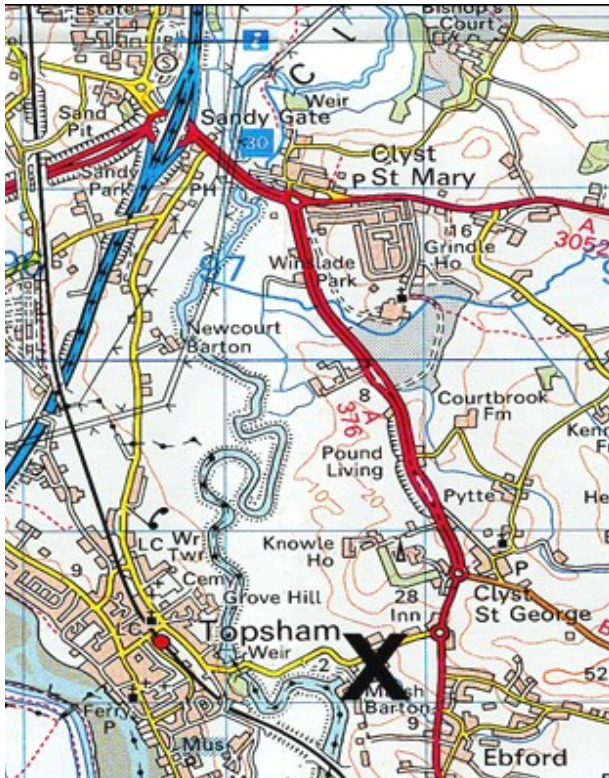
Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

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



Dart Business Park, seen from site of new units





**Exeter Office**

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)

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