



CGI of proposed unit, for illustration purposes only

For Sale
Or
To Let

Café, Burrington Business Park, Skypark, Exeter, Devon, EX5 2FW

To register your interest contact:
Jonathan Ling / Vicky Bandyszewska

(01392) 202203

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High-quality, contemporary Café situated on new business park with excellent motorway access

Prominent corner plot

1,500 sq ft including 500 sq ft mezzanine

Outdoor seating area

Generous parking provision

For sale: POA (freehold)

To let: POA

strattoncrebercommercial.co.uk



Location

SkyPark is recognised as the most significant Business Park development in the South West, with 100 acres of landscaped development. It is situated on the northern perimeter of Exeter Airport, close to the developing new town of Cranbrook.

The location is strategically positioned within easy reach of the M5, and with excellent transport links. Neighbouring businesses include Lidl distribution centre, DPD, Amazon, LiveWest and ASOC.

SkyPark is part of Exeter & East Devon Enterprise Zone providing business rates relief for new and growing businesses, worth up to £55,000 per business per year for 5 years.

Description

Burrington Estates' SkyPark Exeter development comprises 35 new commercial units, plus an on-site café.

The café occupies a prominent corner plot with striking glazed frontage, and outside seating area. The property benefits from a mezzanine floor and accessible WC. The Café is allocated 9 parking spaces and a cycle store.

This unit provides high levels of environmental performance and cost efficiency, being designed to BREEAM 'Excellent' standard, and features include the latest insulated panel technology, solar PV and electric vehicle charging points.

Accommodation

The café has a ground floor Gross Internal Area of 1,000 sq.ft (92.9 sq.m) with a 500 sq ft (46.45 sq m) mezzanine.

Planning

The unit is offered with planning consent for a café / restaurant.

Freehold Terms

The café is offered by way of a freehold sale, price on application.

Leasehold Terms

The café is offered by way of a new lease on a full repairing and insuring basis. All other terms to be agreed. Price on application.

Broadband/connectivity

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

Business Rates

The unit will be assessed for business rates on completion. The scheme is within the Exeter & East Devon Enterprise Zone providing business rates relief for new and growing businesses, worth up to £55,000 per business per year for 5 years.

Services

Three phase electricity, mains water and gas are connected.

VAT

VAT is applicable to the sale and rental prices.

Legal Costs

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

Viewing & Further information

Strictly by appointment through the sole agents:

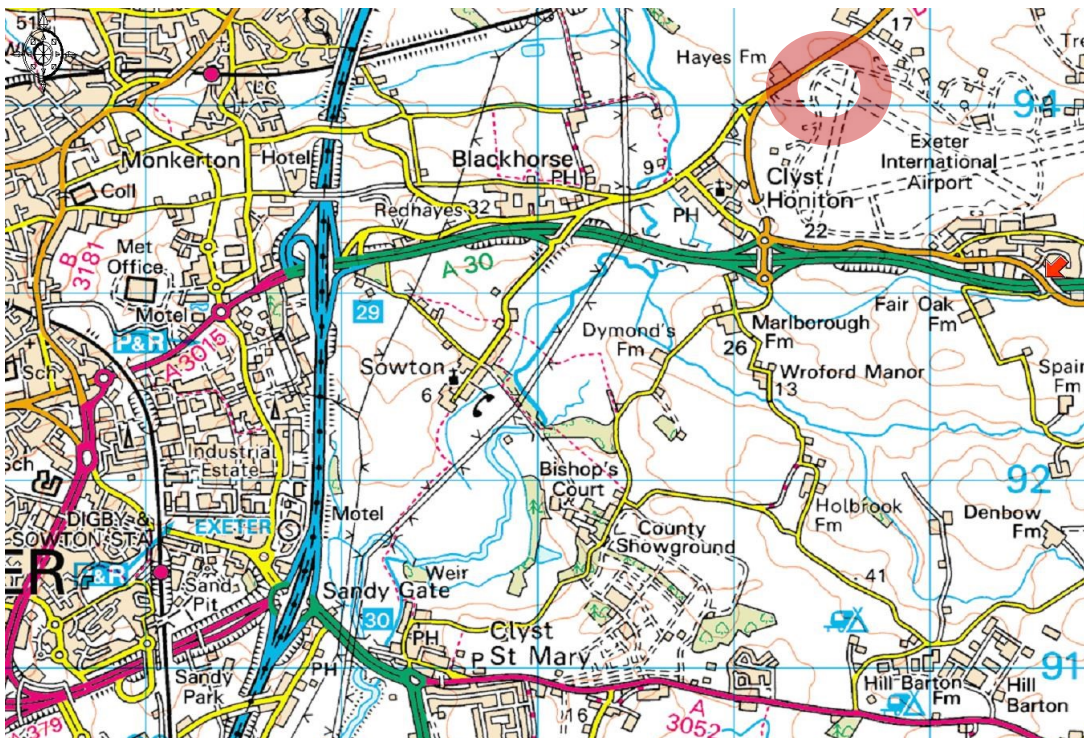
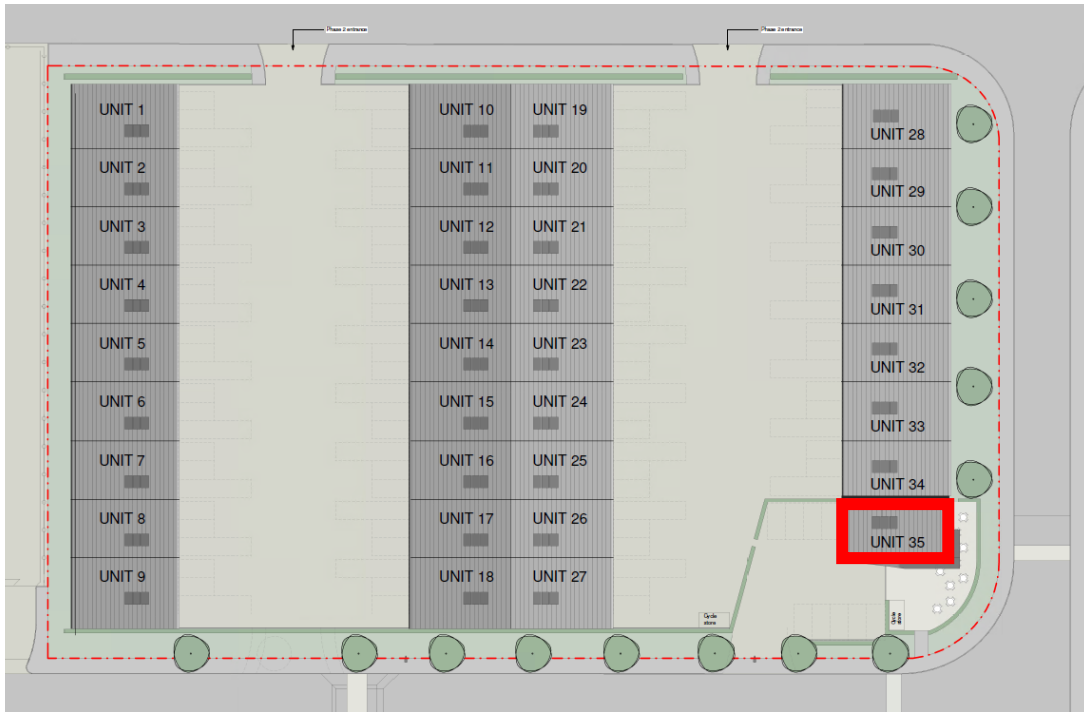
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