



## Stevens House, Clyst Works, Clyst Road, Topsham, Exeter, Devon, EX3 0DB

# To let

Viewing by prior appointment  
with Jonathan Ling

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Offices in modern building on business park on edge of  
Exeter with excellent motorway access

2,003 sq.ft (186.0 sq.m)

6 allocated parking spaces plus additional parking/  
container storage by negotiation

To let: £26,000 p.a.

## Location

Clyst Works is situated directly adjacent to the eastern edge of the city of Exeter, and separated from it by the M5 motorway. It is around 750 metres from Junction 30 of the motorway via Clyst Road, which also leads to the town of Topsham around 1.2 miles to the south. The Blue Ball public house is around 300 metres away.

Stevens House is situated at the entrance to Clyst Works, which is a small business park where occupiers include PGL Training, Redwoods Accountants and MJ Stevens.

## Description

Stevens House was built around 20 years ago, and is currently configured as three units, one of which is currently offered. The unit is a first floor office suite, which shares an entrance lobby with one other office unit.

The suite offers mainly open-plan offices plus four private offices/meeting rooms, a kitchen, and WC.

The specification of the offices generally comprises carpeted floors, suspended ceilings with recessed lighting, gas-fired central heating, and power and data sockets on the walls or via perimeter trunking.

## Accommodation

Net internal area: 2,003 sq.ft (186.09 sq.m).

## Car parking

The unit has 6 allocated parking spaces, plus use of ample shared car parking on the Clyst Works estate. Additional parking may be available by negotiation.

## Lease Terms

Offered by way of a new lease on internal repairing and insuring terms. The initial rent is **£26,000 per annum exclusive**.

A service charge, fixed at £1,350 per annum, covers items including management of common parts of the estate and private drainage system, and buildings insurance in the current year is circa £850. the tenant is responsible for fire alarm maintenance and contents insurance.

Other lease terms to be by negotiation.

## Broadband connectivity

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

## Business Rates

The offices are assessed with a rateable value of £10,500; the rates payable in the year 2021/22 are understood to be £5,239.50. A further rating liability may apply in respect of some of the parking spaces, and confirmation is awaited.

Small Business Rates Relief is understood to apply to this property and would reduce the rates payable by qualifying companies to nil in the current year. Please contact East Devon District Council for confirmation.

## VAT

VAT is applicable to the rent and service charge.

## Services

Mains water, gas and electric are connected and separately metered. Drainage is to the estate's private system.

## Energy Performance Certificate

Assessed in band C.

## Legal Costs

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

## Viewing & Further information

Strictly by appointment through the sole agents:

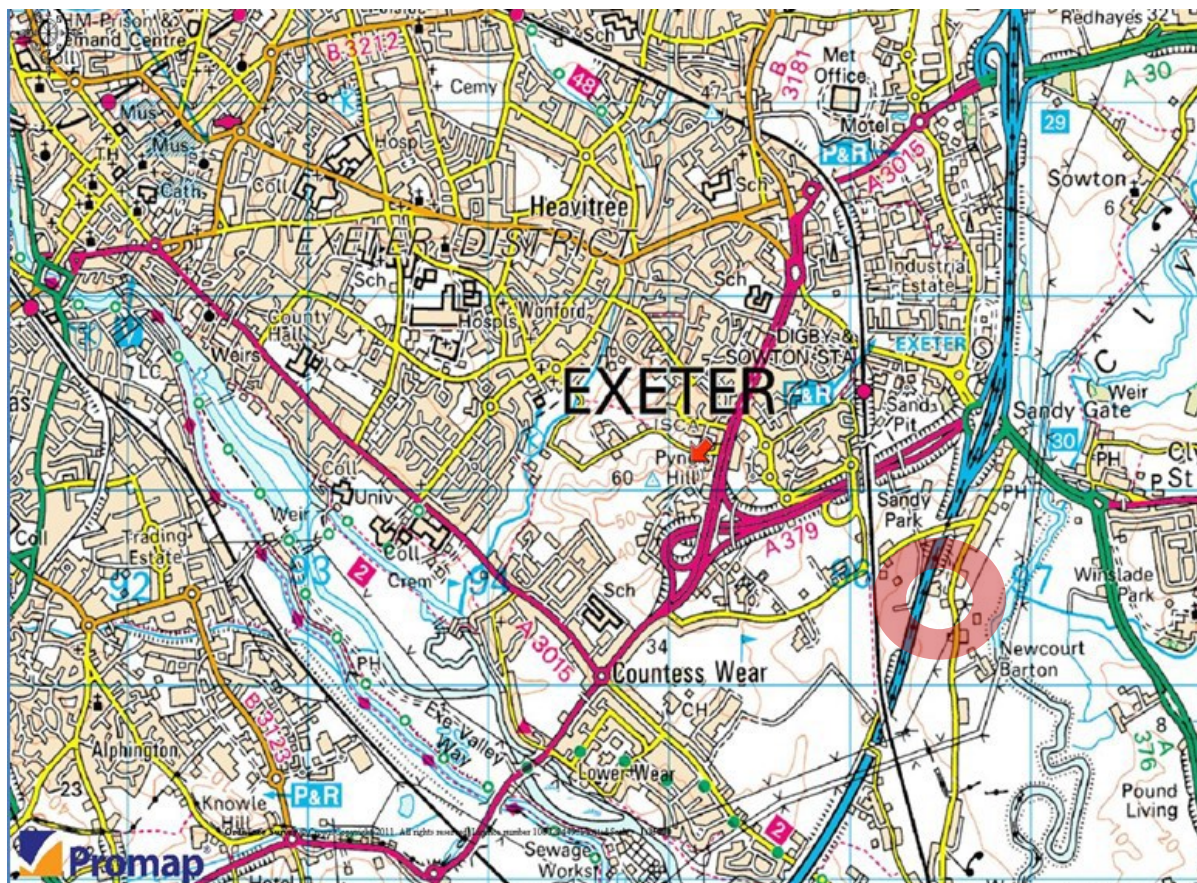
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