



# To let

## Office 8, Philip House, Honiton Road, Exeter, Devon, EX1 3RU

Viewing by prior appointment  
with Jonathan Ling or Tom  
Churchward

**(01392) 202203**

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

One-room office in established business centre

Just off M5 Jct. 29, excellent road and bus links

Approx. 331 sq.ft (30.8 sq.m)

New lease on flexible terms from as little as 12 months

100% Business Rates relief

To let: £4,950 p.a. exclusive plus VAT  
(Rent only £95 per week)

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

## Location

Philip House is located on Honiton Road on the main A30 approach into Exeter, ½ mile from Junction 29 of the M5 Motorway. It is situated directly opposite the Met Office development. The premises benefit from an excellent business location, being adjacent to the Sowton Park & Ride facility, Exeter Business Park and Sowton Industrial Estate. Exeter Airport is also easily accessible.

To the front, Philip House comprises a terrace of retail units including Subway and Starbucks, while the rear is an established business centre. Access to the offices is to the rear, from a car park which is for the exclusive use of the office tenants.

## Description

Office 8 comprises a first floor office with own tea point and shared use of WCs on the same floor. The unit has carpeted floor, suspended ceiling with recessed LED lighting, wall-mounted electric heating and wall sockets for power and phones/data.

## Accommodation

The unit has a Net Internal Area of approximately 331 sq.ft (30.8 sq.m).

## Lease Terms

Offered by way of a standard estate lease for a term to be agreed. The initial annual rent is **£4,950 per annum exclusive plus VAT**. Rent for the enlarged unit to be by agreement.

Initial lease terms from as short as 12 months are offered; alternatively, first-year rental incentives are available for terms of 3 years or more (no break options).

A service charge applies in respect of the costs of maintaining the building and cleaning/decorating of common parts. The service charge will be fixed for the duration of the term at £990 plus VAT per annum.

## Business Rates

The unit has a rateable value in the 2017 rating list of £3,800. Rates payable in the year 2021/22 are understood to be £1,896.20 before any phasing provisions.

100% Small Business Rates Relief is available to qualifying companies in respect of this unit at the full rate, i.e. no business rates would be payable in the current year. Further information on request.

## Broadband

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

A broadband package is supplied to the building giving 5mbps bandwidth at a cost of £65 per month plus £10 per telephone handset. Details on request.

## Parking

Parking for two vehicles is available onsite at an additional cost. Contact agent for further details.

## VAT

VAT is applicable to the rental figures quoted above.

## 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)

Or

Contact: Tom Churchward  
Tel: (01392) 202203  
Email: [tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)







#### Exeter Office

20 Southernhay West, Exeter, EX1 1PR

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