



Unit 4, Skyways Units, Exeter Airport Business Park, Exeter, Devon, EX5 2UL

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Industrial/warehouse unit

Prominent position on business park with good transport links

993 sq.ft (92.9 sq.m)

With dedicated parking for 3 cars

100% Small Business Rates Relief available

To let: £11,000 p.a.

strattoncrebercommercial.co.uk

Location

The property is located on the popular and well-established Exeter Airport Business Park adjacent to the Airport and approximately 6 miles to the east of Exeter city centre, with very good access to the A30 dual carriageway and Junction 29 of the M5 motorway.

Established occupiers at Skyways include Two Drifters Brewery, Crusty Cobb bakery and 4 Seasons Air Conditioning.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling / Tom Churchward

Tel: (01392) 202203

Email: jonathan@sccexeter.co.uk | tom@sccexeter.co.uk

Description

Unit 4 is a mid-terrace industrial/warehouse unit, with manual loading door and separate glazed pedestrian door. To the rear of the unit is a disabled WC and a tea point, and the unit is otherwise offered in shell condition following removal of the current occupier's fit-out.

Externally, the unit has 3 allocated parking spaces in the share car park.

Accommodation

Approximate Gross Internal Area 92.29 sq.m (993 sq.ft).

Lease Terms

The property is offered by way of a new lease, on full repairing and insuring terms, at an initial annual rent of **£11,000 exclusive**. Other lease terms by negotiation.

Business Rates

The property has a rateable value of £8,000 and the rates payable in the year 2021/22 are understood to be £3,992.00.

Small Business Rates Relief is available to qualifying companies in respect of this property at the full 100% rate. You are advised to contact East Devon District Council for details.

Energy Performance Certificate

Assessed in band D.

VAT

VAT is applicable to the figures quoted above.

Legal Costs

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

Broadband / Connectivity

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



Exeter Office

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