



Unit 2, Clyst Works, Clyst Road, Exeter, EX3 0DB

# To let

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**

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

First floor office premises

Easily accessible from the M5

Eligible for 100% rates relief \*

Affordable offices, suitable for SMEs

To let: £6,000 plus VAT, per annum, inclusive.

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

## 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

The property comprises self contained offices and kitchen on the first floor and small lobby area and WC on the ground floor. The offices are fitted out in a functional layout giving a private offices of a variety of sizes.

With its easy access to the M5 and pleasant semi-rural location this is an excellent opportunity for an occupier to secure premises on the edge of Exeter at an affordable price.

## Accommodation

First floor office accommodation is approximately:

38.36 sq m / 413 sq ft

## Lease Terms

The property is available by way of a new lease at a rent of **£6,000 per annum** including service charge. Rent quoted does not include electricity, oil or water charges. Building insurance will be paid by the landlord and a fair proportion charged to the tenant. All other terms to be agreed.

## Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: Awaited

## Broadband and connectivity

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

## Business Rates

2017 List: £3,650  
Rates Payable: £1,821 p.a.

\*100% Small Business Rates Relief is available to qualifying companies in respect of this unit. Further information on request.

## VAT

VAT will be applied at the standard rate where payable

## Legal Costs

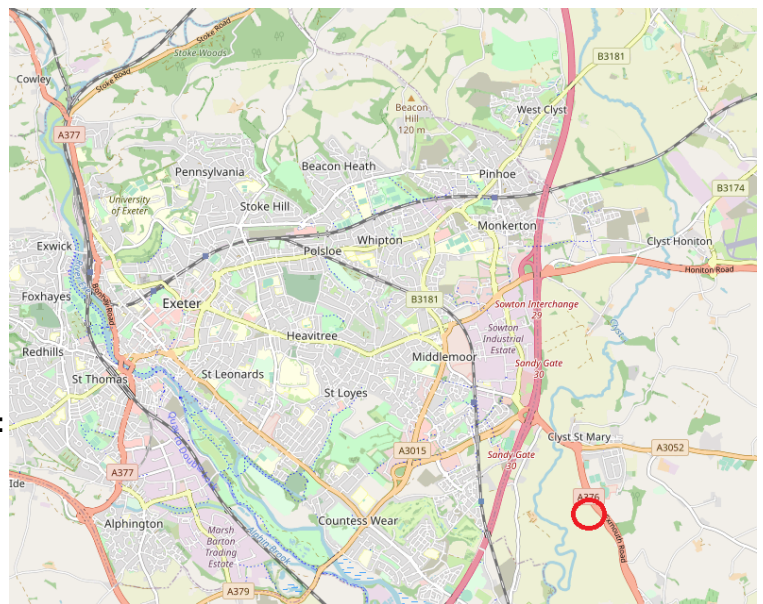
Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

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



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### Exeter Office

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