



## The Old School, Clyst Honiton, Exeter, Devon, EX5 2LZ

# To let

Viewing by prior appointment with  
Tom Churchward MSc Real Est.

**(01392) 202203**  
[tom@sccexeter.co.uk](mailto:tom@sccexeter.co.uk)

Offices in former village school just outside Exeter

Total area approx: 656 sq ft (61 sq m)

Allocated parking with unrestricted road parking nearby

Use of communal meeting room

To let: £9,000 per annum

## Location

The property is situated in the middle of the village of Clyst Honiton, which is adjacent to Exeter Airport and adjacent to Exeter Science Park and Skypark. The village has good access from both the A30 dual carriageway and London Road (leading to Cranbrook), and Junction 29 of the M5 is around 1.25 miles to the west.

## Description

Converted from the local school the office has high ceilings and large windows giving a bright working environment. Centrally heated, and carpeted throughout this well presented office could be suitable for a wide variety of uses, subject to consents.

The property benefits from allocated parking with further visitor parking available on site and unrestricted parking nearby. WCs and kitchen for the unit are shared.

## Accommodation

The accommodation is briefly outlined below:

Floor	Description	Sq.ft	Sq.m
Ground	Main Office	503	46.70
Ground	Private Office	153	14.30
<b>Total:</b>		<b>656</b>	<b>61</b>

## Lease Terms

The property is available by way of new lease at a rent of **£9,000 per annum**, all other terms to be agreed by negotiation. Please contact agent for further details.

The property will be available as of April 2022.

## Energy Performance Certificate (EPC)

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

## Business Rates

RV 2017: £6,900.00  
Rates payable: £3,443.10

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

## VAT

VAT is not chargeable on the rent or outgoings.

## Legal Costs

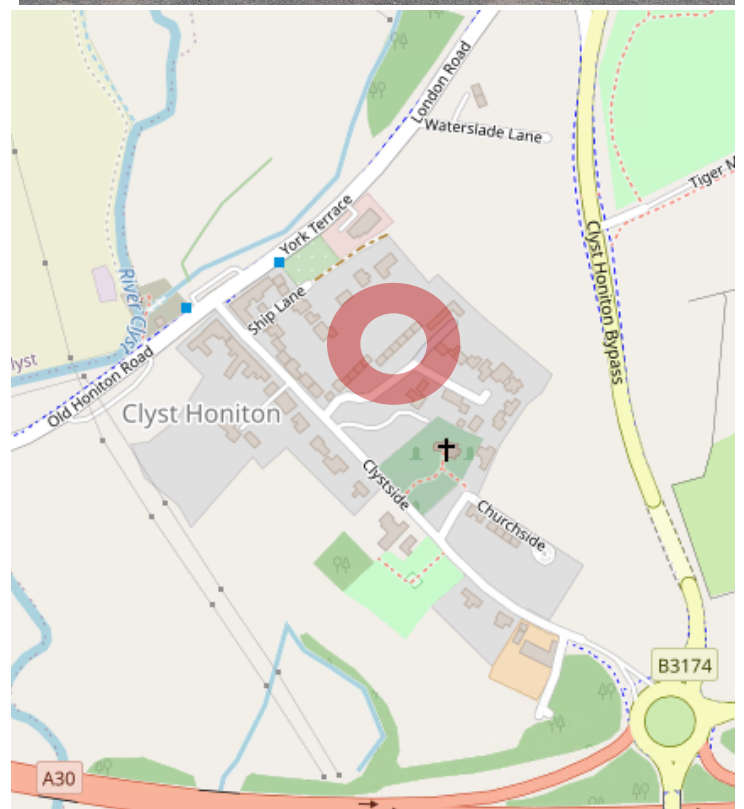
Both parties to bear their own legal costs in the transaction.

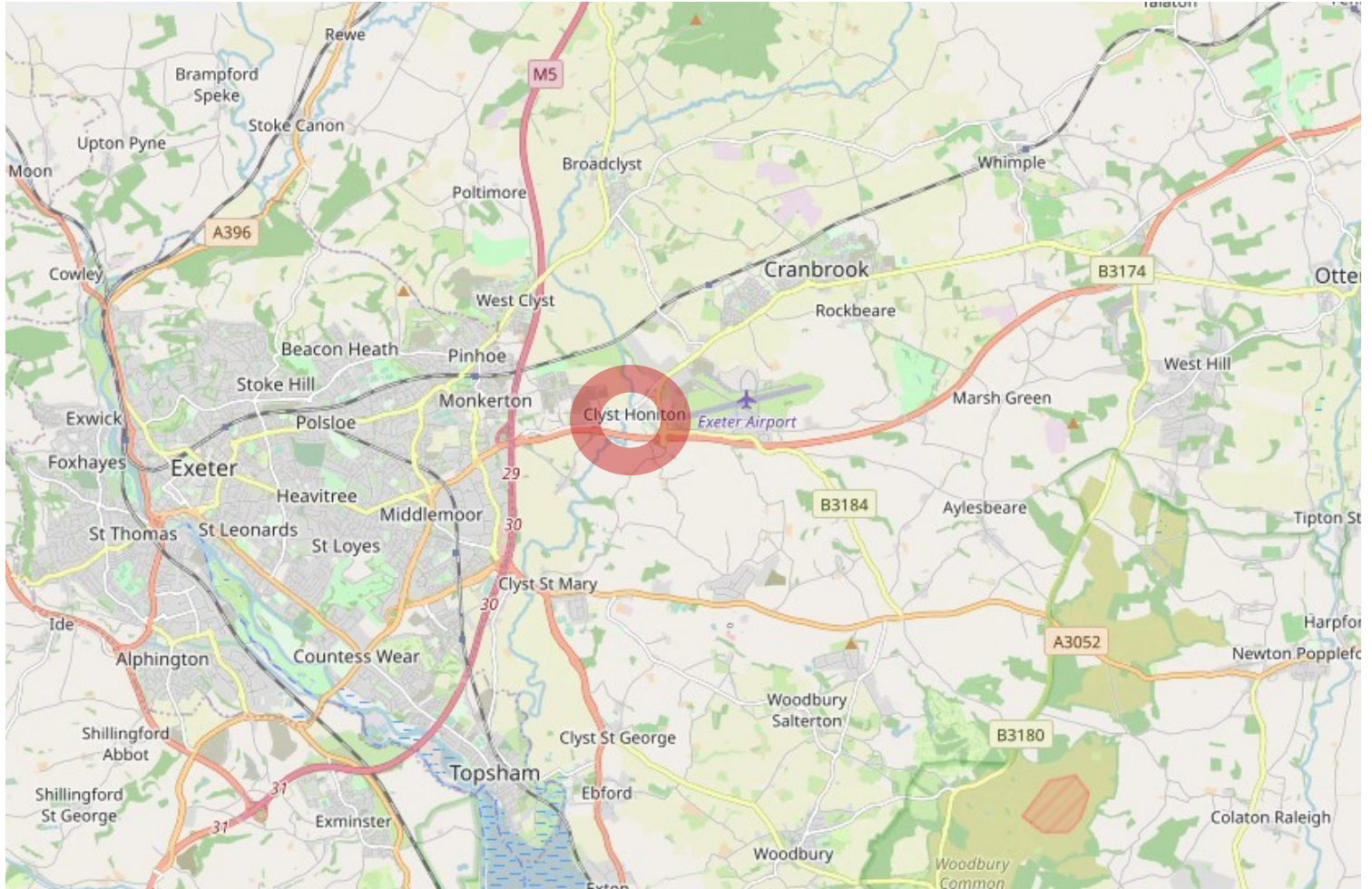
## Viewing & Further information

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@scceexeter.co.uk](mailto:tom@scceexeter.co.uk)





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