



Unit 8, Silverdown Office Park, Exeter Airport Business Park, Exeter, Devon, EX5 2UX

To let

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Offices in one of Exeter's most modern office developments

Specification includes triple glazing & climate control

1,153 sq ft / 107.1 sq m

3 parking spaces

Rent: £16,500 per annum exclusive

strattoncrebercommercial.co.uk

Location

Exeter Airport Business Park is situated immediately adjacent to Exeter Airport, with access just off the A30, 5 miles east of Exeter city centre and 1½ miles from junction 29 of the M5 Motorway.

Silverdown Office Park is a cluster of 8 office units built in 2008. There are currently tenants in the medical, accountancy, IT and construction sectors at Silverdown.

Description

Silverdown Office Park is one of the most modern office developments in the Exeter area, built to a high specification including climate control and triple-glazed windows for maximum sound and heat insulation. Unit 8 is an end-terrace unit, and the first floor office is available, with access via a fully-glazed lobby. There is a disabled WC off the ground floor lobby, with shower, and a further WC off the first floor landing.

The suite is currently laid out a main open-plan office plus three private offices/meeting rooms formed of demountable partitioning with a high degree of glazing. Partitions also form a kitchen and a server room. The offices could be restored to a fully open-plan layout if desired.

The specification of the offices includes:-

- air conditioning to all areas (heating and cooling)
- raised floors with data and power sockets linked to a server room
- suspended ceilings with recessed lighting
- security alarm and intercom door entry

The suite has 3 allocated parking spaces in the shared car park, and there is unrestricted on-road parking to the front of Silverdown Office Park.

Accommodation

The suite has an approximate net internal floor area of 1,153 sq ft (107.1 sq m).

Broadband/connectivity

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

Lease Terms

Offered by way of new lease on contributory full repairing and insuring terms at an initial annual rent of **£16,500 exclusive**; other terms by negotiation.

An service charge applies in respect of landlord's costs including external maintenance, buildings insurance and a share of the cost of maintaining the parking and landscaped areas of Silverdown Office Park; details on request.

Business Rates

The building is currently assessed as a single unit, and the landlord has applied to the Valuation Office to have the first floor suite separately assessed.

An element of Small Business Rates Relief is expected to be available to qualifying companies but remains subject to re-assessment.

Energy Performance Certificate

Assessed in band C.

VAT

VAT is applicable to the rental figures quoted above.

Legal Costs

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

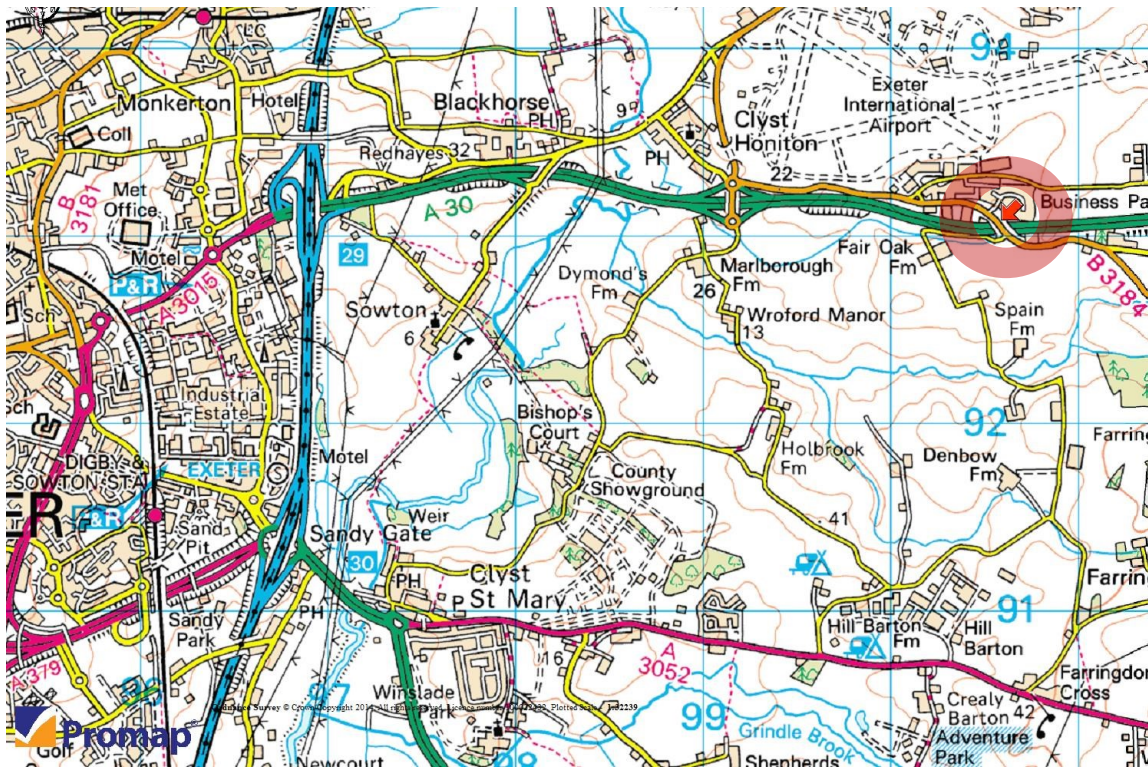
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
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