



To let

Unit 5, Exeter Airport, Lancaster Court, Clyst Honiton, Exeter, Devon, EX5 2DP

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Industrial unit with office accommodation

Gross Internal Area (GIA): 3,060 sq.ft (284.28 sq.m)

Parking for 7 cars

Suitable for a variety of uses, subject to consents

To let: £26,000 per annum

Location

The property is located opposite the entrance to 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.

Description

End of terrace industrial unit with roller shutter door. Pedestrian door gives access to substantial office and staff welfare areas. The warehouse is otherwise offered in shell condition following removal of the current occupier's fit-out.

Roller shutter door: 3.75m x 4.45m

Eaves height max: 7.70m
Eaves height min: 6.12m

Externally, the unit has 7 allocated parking spaces.

Accommodation

Please see below summary of the accommodation

Floor	Description	Sq.ft	Sq.m
Ground	Office	1,539	142.97
Ground	Warehouse	1,521	141.30
Total:		3,060	284.28

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of £26,000 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

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

Business Rates

The property previously formed part of a larger rating assessment and will require reassessment following the division. Interested parties are advised to make their own enquiries with the local billing authority, Exeter City Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

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

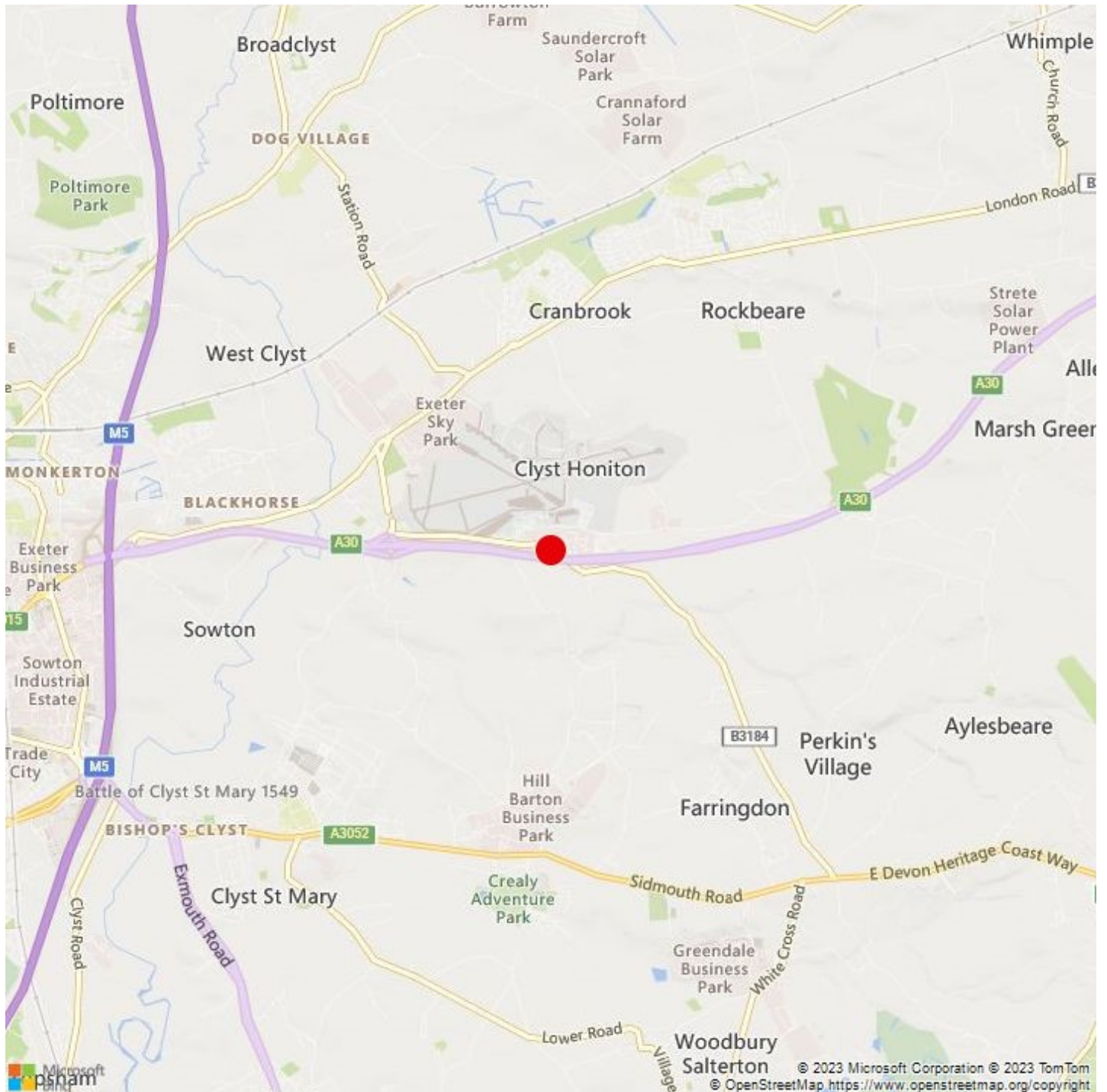
Viewing & Further information

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





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

F: (01392) 203091

E: info@sccexeter.co.uk

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