



**stratton
creber
commercial**
property consultants

To let

Unit 13a, Bishops Court Gardens, Clyst St Mary, Exeter, Devon, EX5 1DH

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Flexible office / studio / light industrial unit

Excellent access to M5 (Junctions 29 & 30) and A30

806 sq.ft (74.9 sq.m) on ground & mezzanine levels

Self-contained with own facilities, dedicated parking

Qualifies for 100% Small Business Rates Relief

To let: £9,750 p.a.

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Location

Bishops Court Gardens is a small estate of office and light industrial units in a rural setting just to the east of Exeter. It is situated on Bishops Court Lane, linking the A30 dual carriageway (Exeter Airport junction) and the A376 (Clyst St Mary roundabout), and the M5 is around 2.5 miles away (Junctions 29 and 30).

Description

Bishops Court Gardens is a cluster of small office and workshop units. This unit is accessed from a shared courtyard, which in turn is accessed off the shared car park.

The unit is suitable for office use throughout, or a mix of offices and studio/light industrial or other commercial uses. It is a self-contained unit with its own glazed pedestrian doors and own facilities.

The unit is laid out as a ground floor office/warehouse plus mezzanine office, below which are a kitchen and two WCs. The main ground floor space has ample natural light via a full-height glazed panel, and has a suspended ceiling with recessed lighting. The mezzanine office has a sloping suspended ceiling with recessed LED lights, as well as natural light via translucent roof panels and a window to the main area.

The unit has oil-fired central heating and a security alarm.

Externally the unit has 2 allocated parking spaces in the shared car park, plus shared visitor parking as well as use of dry and secure bicycle storage. The occupier also has shared use of the large garden area with picnic benches.

Further parking and dry, secure storage space are offered, subject to availability, on terms to be agreed.

Accommodation

The unit has a Gross Internal Area of circa 806 sq.ft (74.85 sq.m), of which the mezzanine office is 217 sq.ft (20.18 sq.m) with reduced height to part.

Lease Terms

The unit is available by way of new full repairing and insuring lease. The initial annual rent is **£9,750 exclusive**.

The lease will incorporate a landlord's break option from the end of the 3rd year of the term and will not be granted Security of Tenure.

Subject to financial information and references, a rent deposit may be requested.

Service Charge

A service charge covers the maintenance and management of the estate, including WCs, estate cleaning, water supply and insurance (but not including electricity).

Business Rates

The unit has a rateable value of £6,800 and the rates payable in the year 2026/27 are understood to be £2,937.60.

Small Business Rates Relief is available to qualifying companies in respect of this unit and would reduce the rates payable to zero; you are advised to speak with East Devon District Council for details.

Energy Performance Certificate

Awaited.

Broadband connectivity

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

VAT

VAT is applicable to the figures quoted above.

Legal Costs

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

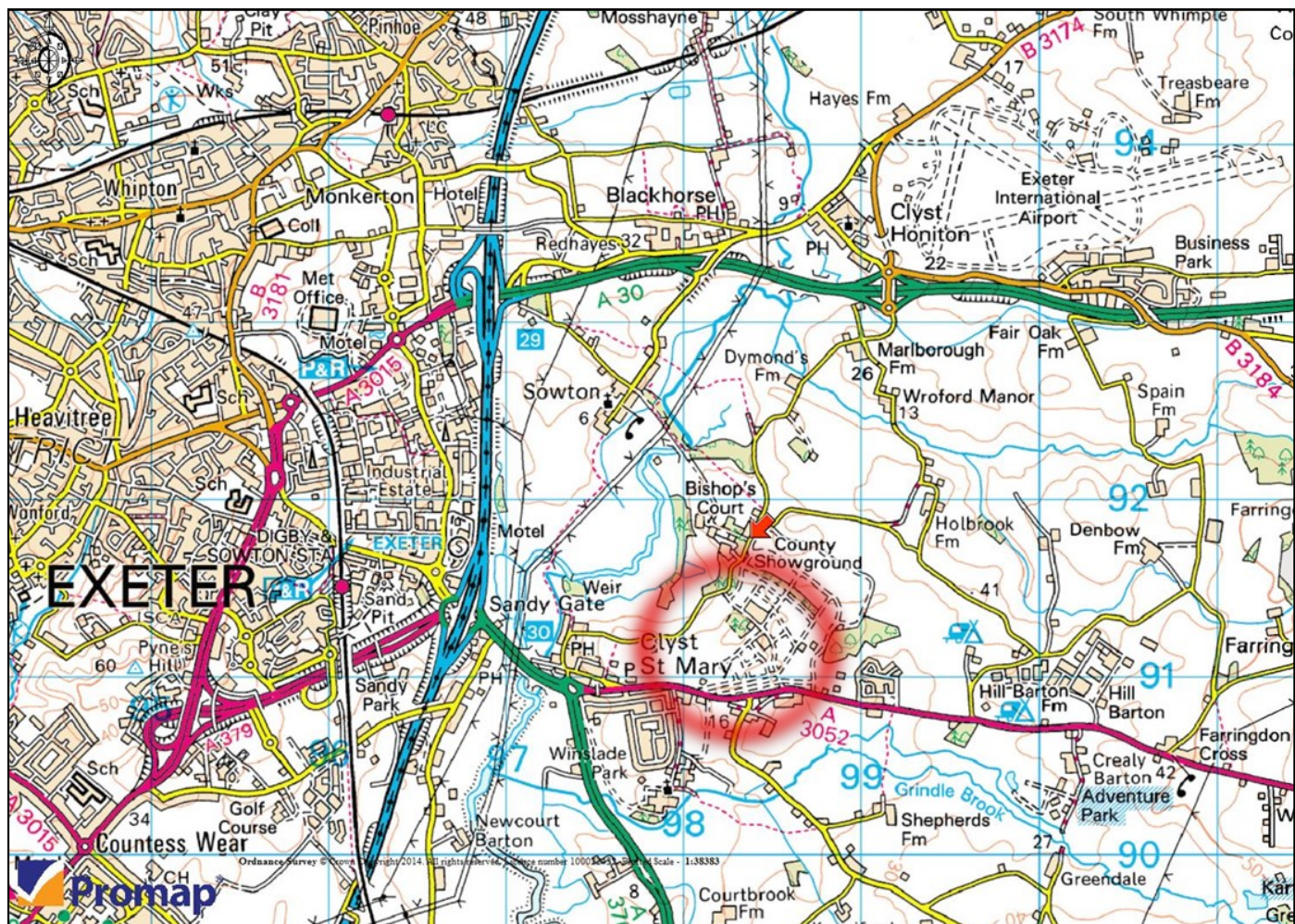
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk





Bishops Court Gardens is around 1.8km from Junction 30 of the M5 and 3.5km from Junction 30.





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