

TO LET

TWO STOREY OFFICE BUILDING WITH INTEGRAL GARAGE & PARKING

Approximately 513.59 sq.m. (1685 sq.ft.)

**Unit 1 Skyways Business Park
Exeter Airport
Devon**



This is an opportunity to acquire a lease or a sub lease of an end terrace office conveniently located at Exeter Airport.

ALL ENQUIRIES

Tel: 01392 284800
Email: commercial@drewpearce.co.uk

drewpearce 

Chartered Surveyors and Estate Agents

SITUATION AND DESCRIPTION

The Estate occupies an easily accessible location approximately 2 miles from Junction 29 of the M5 Motorway and easy access to the Sowton Industrial Estate and Exeter Business Park. National communications are good with easy access to the adjacent A30 dual carriageway which joins the M5 Motorway at Exeter and Honiton and onto the A303 to London. These roads and motorways are the principal trunk routes through the county and make this an ideal location for a company covering a wide geographical area. The centre of the city of Exeter is within easy reach. There is a main line railway station between Exeter and London Paddington. There is of course the local regional and national airport adjoining the Estate.

Exeter is the capital city and county town of Devon and has a population of approximately 110,000. There are a comprehensive range of retail facilities which have been boosted by the recently opened Princesshay scheme.

The Estate consists of a mixture of light industrial/warehouse and office users together with some hi tec manufacturers and service industries.

ACCOMMODATION

Brief details of the accommodation are as follows:

GROUND FLOOR

Entrance door to Reception area

Kitchen **6.45 m.sq. (69 sq.ft)**
Stainless steel single drainer sink unit with cupboards under. Heatrae heater and hot water boiler.

Garage **32.15 sq.m (346 sq.ft)**

Cloakrooms
Ladies cloakroom with low level WC, wash hand basin and water heater.

Gentleman's cloakroom with low level WC, wash hand basin and water heater.

Ground floor office **29.51 sq.m. (318 sq.ft)**

Staircase to

FIRST FLOOR

Open Plan Office **88.42 sq.m. (952 sq.ft.)**

EXTERNALLY

The property benefits from the use of 7 car parking spaces, two of which are in tandem.

LEASE

The property is being offered by way of an assignment of the existing lease which expires on 24th December 2012 or a sub lease at terms to be agreed. A specified user within the lease is B1 or B8 of the Town & Country Planning Use Class Order 1987.

RATEABLE VALUE

£10,750 (2008 - 2009)

For rates payable please contact East Devon District Council on 01395 517445 as Small Business Rate Relief may apply.

RENT

On application

SERVICES

Mains water, drainage and electricity are available.

LEGAL COSTS

Each party to bear their own legal costs.

VAT

All figures quoted are exclusive of VAT, where applicable under the Finance Act 1989 and 1997, VAT may be levied on the rental price. We recommend any prospective tenant establishes the VAT implications before entering into any Agreement.

VIEWING

Strictly by prior appointment with the sole agents.



For the attention of
John Daborn

Tel: 01392 201748
commercial@drewpearce.co.uk

Property Ref: 60-2928

Drew Pearce, 14 Cathedral Close, Exeter, Devon EX1 1HA Tel: 01392 284800 Fax: 01392 205009
Email: commercial@drewpearce.co.uk www.drewpearce.co.uk

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing DREW PEARCE has any authority to make or give any representation or warranty whatever in relation to this property.
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