



Unit 2, Skyways Units, Exeter Airport Business Park, Exeter, Devon, EX5 2UL

To let

Viewing by prior appointment
with Tom Churchward

(01392) 202203
tom@sccexeter.co.uk

Unit on two floors comprising offices and warehousing

Prominent position on business park with good transport links and excellent broadband connectivity

2,080 sq.ft (193.2 sq.m) over two floors

With dedicated parking for 5 cars

To let: £20,750 p.a.

Location

The property is located on the 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.

Established occupiers at Skyways include Two Drifters Brewery, Hawkmoor, Crusty Cobb bakery and 4 Seasons Air Conditioning.

Description

Unit 2 is a purpose-built office and warehouse unit, with accommodation over two floors. The offices (on part of the ground floor and the whole of the first floor) are accessed via a pedestrian door to the front, leading to a lobby off which are WCs and a kitchen, while the warehouse is accessed via a loading door in the side elevation.

Ground floor: warehouse 8.33m x 3.95m (approx.), with manual loading door 3.6m wide x 2.5m tall (approx.). Fluorescent lighting, internal doors to lobby and kitchen. Double doors connect to an office/further warehouse area which is 6.62m x 6.39m (max. dimensions).

First floor: open-plan office 14.80m x 6.37m. New carpets, LED lighting, ample natural light via windows to two elevations.

The unit has fire and intruder alarm systems, and 3-phase electric supply.

Externally, the unit has five allocated parking spaces in the shared car park.

Accommodation

Approximate Gross Internal Areas:

Ground floor:	1,040 sq.ft	(1,040 sq.m)
First floor:	1,040 sq.ft	(1,040 sq.m)
TOTAL GIA:	2,080 sq.ft	(193.18 sq.m)

Lease Terms

The property is offered by way of a new lease, on full repairing and insuring terms, at an initial annual rent of **£20,750 exclusive**. Other lease terms by negotiation.

Business Rates

Rateable Value 2023:	£13,750.00
Rates Payable:	£6,861.25

Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

Energy Performance Certificate

An EPC of E is available for this property. Please contact the agent for further details.

VAT

VAT is applicable to the figures quoted above.

Legal Costs

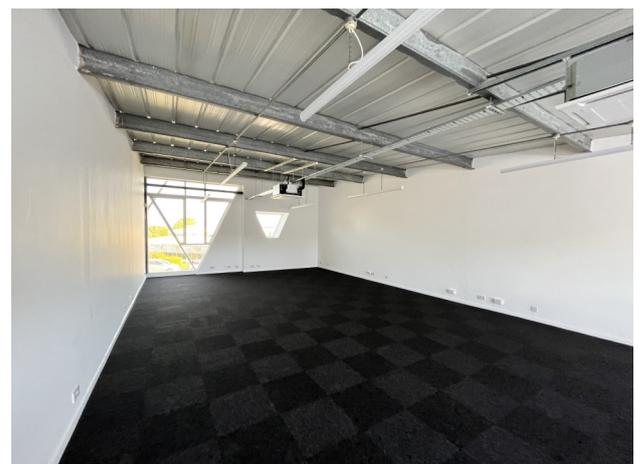
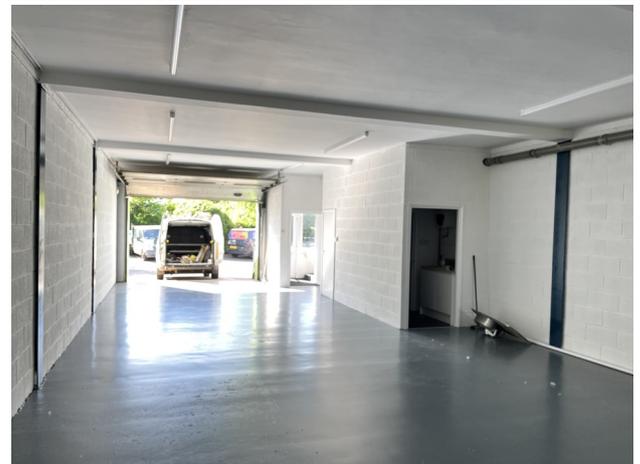
Both parties to bear their own legal costs in the transaction.

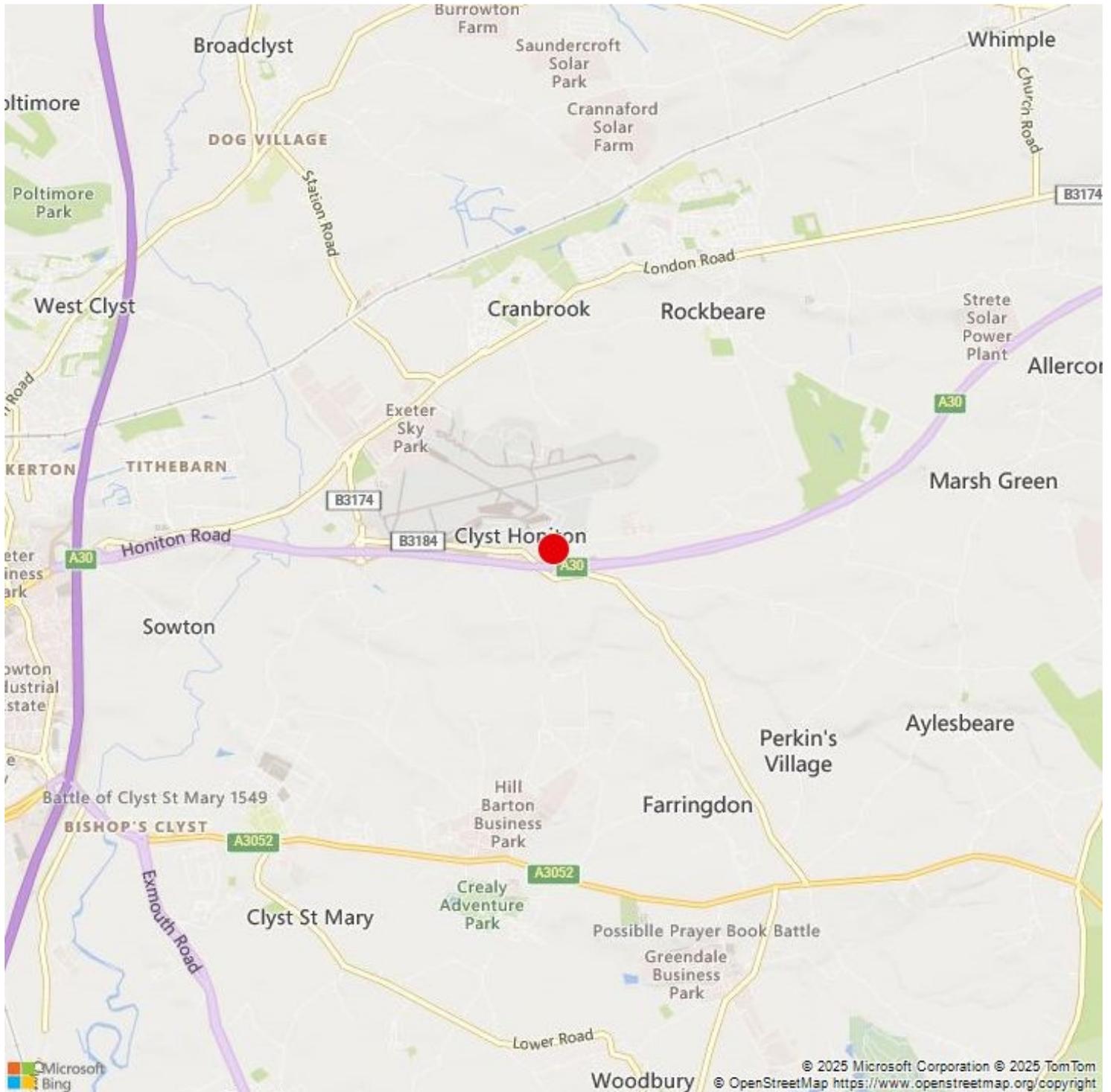
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Tom Churchward
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