OFFICE
INDUSTRIAL
RETAIL

Noon Roberts
PROPERTY CONSULTANTS

TO LET

HIGH QUALITY BRAND NEW INDUSTRIAL / TRADE COUNTER UNIT ON THE SKYPARK II BUSINESS PARK

Approx. 93 sq.m (1,000 sq.ft) with allocated car parking

Rent Incentives available for a completion before the end of 2026 – Details below

UNIT 21 ONYX BUSINESS PARK, DE HAVILLAND ROAD, SKYPARK, CLYST HONITON, EXETER, DEVON, EX5 2GG

This exciting development is strategically located in the East Devon Enterprise Zone with quick access to the A30 dual carriageway to London, or Junction 29 of the M5 Motorway. The unit has been constructed to a high standard on a spacious and landscaped site. The unit would suit a variety of users including as a Trade Counter, light Manufacture / Assembly or a Mail Order / Distribution use.

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SITUATION AND DESCRIPTION

Skypark is fast becoming recognised as the most significant new Business Park development in the Southwest, with an extensive range of Industrial / Trade Counter and Office buildings recently completed, Skypark ll being the second phase currently constructed, with much more to come as the site is developed. The site is located on the northern perimeter of Exeter Airport, close to the rapidly expanding new town of Cranbrook. The location is conveniently located within easy reach of the A30 / M5 offering excellent transport links to Plymouth, Cornwall, Bristol, London and the Midlands. Neighbouring businesses include Lidl distribution centre, DPD, Amazon, Stovax, LiveWest and ASOC.

Skypark l comprised 34 commercial units which are all completed and occupied, with Skypark ll now nearing completion offering a further 35 Units. The Units are constructed to a high standard with 2 allocated car parking spaces plus a loading bay allocated to each unit. The units provides high levels of environmental performance and cost efficiency, being designed to BREEAM 'Excellent' standard, and features include the latest insulated panel technology, solar PV and electric vehicle charging points.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions. (To be confirmed on site when completed)

Ground Floor **12.45m x 7.71m (40'10" x 24'8") max**

Glazed pedestrian door with glazed panels over. Electric Roller shutter door adjoining. High level windows providing excellent natural light for a mezzanine floor etc. Power floated concrete floor. Block walls to lower elevations. Maximum eaves height of 6.29m (20'7") increasing to 7.33m (24'0") at the rear.

Toilet

The landlord will be constructing a toilet in the rear corner.

EXTERNALLY

To the front of the premises is a wide concrete loading and unloading area with parking for 2 cars.

COMMERCIAL EPC

An energy performance certificate will be provided on completion of the Unit. A summary will be attached to these particulars when available, a full version will be available to download from the web site. The developers are hoping to obtain an A rating.

VAT

VAT is payable on the rent and service charge.

INCENTIVES

Either a rent free period of up to 3 months, or a reduced rent for the first year of £10,460 can be available to assist with tenants fit out costs, depending on the length of lease and completion date. Full details are available on request from the agents.

RENT AND SERVICE CHARGE

A rent of £13,950 per annum is sought for this brand new Industrial or Trade Counter unit on this sought-after estate. The rent will be payable quarterly in advance by standing order. A service charge is payable to cover the costs of the shared landscaping and shared services.

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the 3rd year. The lease will be contracted outside of the Landlord and Tenant Act 1954. If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings 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 NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS.
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SERVICES
Mains water, drainage and electricity (including 3 phase) are available to the premises. Openreach Fibre is also available.

RATES
Rateable Value: - To be assessed

The Unit will be assessed once occupied and a Rateable value applied. However, we understand that qualifying businesses may benefit from a rate reduction of up to 100% under the Small Business Rate Relief scheme. For further information please contact East Devon District Council (01395 516551)

We also understand that the scheme is within the Exeter and East Devon Enterprise Zone providing Business rates relief for new and growing businesses. Interested parties are encouraged to satisfy themselves with East Devon District Council on their eligibility.

LEGAL COSTS
A contribution of £395 plus VAT will be required towards the landlords' legal cost, to include abortive costs, for setting up the new lease.

VAT
We understand that VAT is applicable on the rental charged, plus any service charge payable.

VIEWING
Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0887)

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