



Unit 16, Bishops Court Gardens, Bishops Court Lane, Clyst St Mary, Exeter, Devon, EX5 1DH

To let

Viewing by prior appointment:
Jonathan Ling / Orla Kislingbury

(01392) 202203

jonathan@sccexeter.co.uk

Office on established rural business park with outstanding views

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

1,706 sq.ft (158.5 sq.m) plus optional storage space by separate agreement

7 allocated parking spaces, plus dry, secure bike storage

To let: £18,750 p.a.

strattoncrebercommercial.co.uk

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 comprises a cluster of small office and workshop units. Unit 16 is a self-contained office unit with accommodation all on one floor, laid out as an open-plan office with distinctive round meeting room at the centre and kitchen and WC facilities to the rear.

The unit has windows to the front elevation and rooflights, and LED lighting throughout. Dado perimeter trunking provides power and data cabling. There is air conditioning to the boardroom, the reception area and the server room, and the offices have central heating.

Externally the unit has 7 allocated parking spaces in the shared car park, as well as use of dry and secure bicycle storage. The occupier also has shared use of a large garden area with picnic benches.

Further storage space can be offered, subject to availability, on terms to be agreed.

Accommodation

The unit has a Net Internal Area of 1,706 sq.ft (158.5 sq.m).

Lease Terms

The unit is available by way of new full repairing and insuring lease. The initial annual rent is **£18,750 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.

A service charge covers the maintenance and management of common areas; details on request.

Business Rates

Rateable value £20,750; rates payable in the year 2026/27 understood to be £8,964.00 before any applicable reliefs.

Energy Performance Certificate

Assessed in band D.

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:

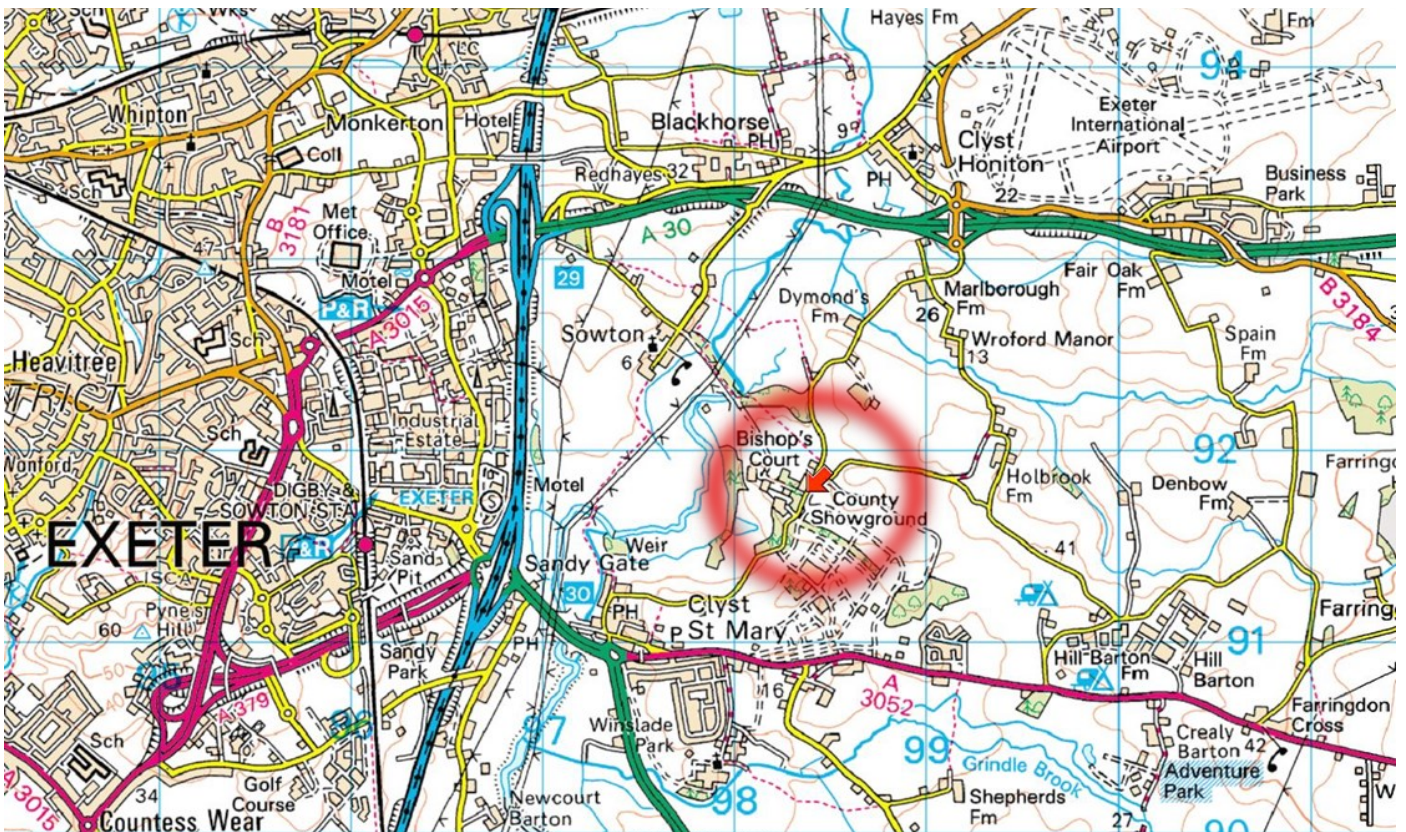
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