



Unit 35, Skypark, Phase II, Exeter, Devon, EX5 2FW

To let

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Newly-built high-quality business unit

GIA 139 sq m (1,500 sq ft)

Offered as shell unit for tenant's fit out

Dedicated parking/loading forecourt

To let: £15,950 pa ex

Location

Exeter is the County town of Devon and the economic hub for the area, with strong road networks, rail connection and own airport is it a vibrant and diverse centre of commerce.

SkyPark is situated on the northern perimeter of Exeter Airport, close to the developing new town of Cranbrook.

The location is strategically positioned within easy reach of the M5, and with excellent transport links. Neighbouring businesses include Lidl distribution centre, DPD, Amazon, LiveWest and ASOC.

Description

A new-build unit in mid-terrace position in a development of 36 similar units built by Onyx to be completed August 2025.

The property is offered with a basic fit out allowing for maximum flexibility in its future uses and fit-out.

The unit has a forecourt providing allocated parking plus a loading bay (or additional parking).

Accommodation

Gross Internal Area of 1,500 sq ft (139 sq m)

Ground Floor Warehouse: 1,000 sq.ft (92.90 sq.m)

Mezzanine: 500 sq.ft (46.45 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£15,950 pa ex.** Further terms to be agreed by negotiation, please contact agent for further details.

Service Charge

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road. Details of service charge are available upon request.

Environmental Credentials

The development has been designed to BREEAM (Excellent) standards, benefits from EV charging and a solar photovoltaic (PV) system installed on the roof.

EPC

An EPC of A is targeted for this property. Please contact the agent for further details.

Business Rates

The property is awaiting assessment for valuation. We would recommend any interested party makes their own enquiries with the Local Authority, East Devon District Council.

VAT

VAT will be applicable at the standard rate.

Planning

We understand that the current planning consent permits uses within the class B1 & B2. Interested parties are advised to make their own enquiries with the local planning authority.

Legal Costs

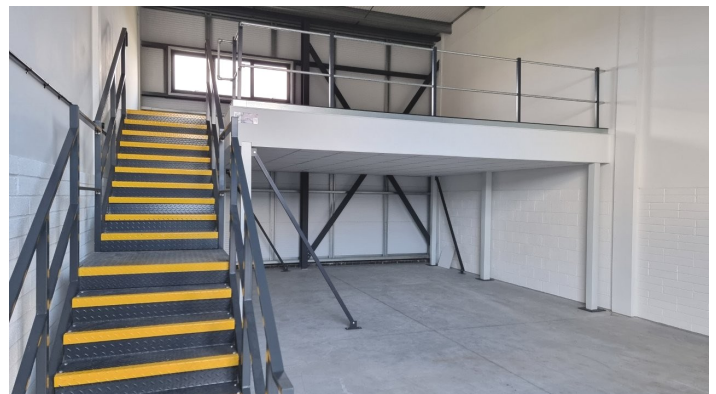
Both parties to bear their own legal costs in the transaction.

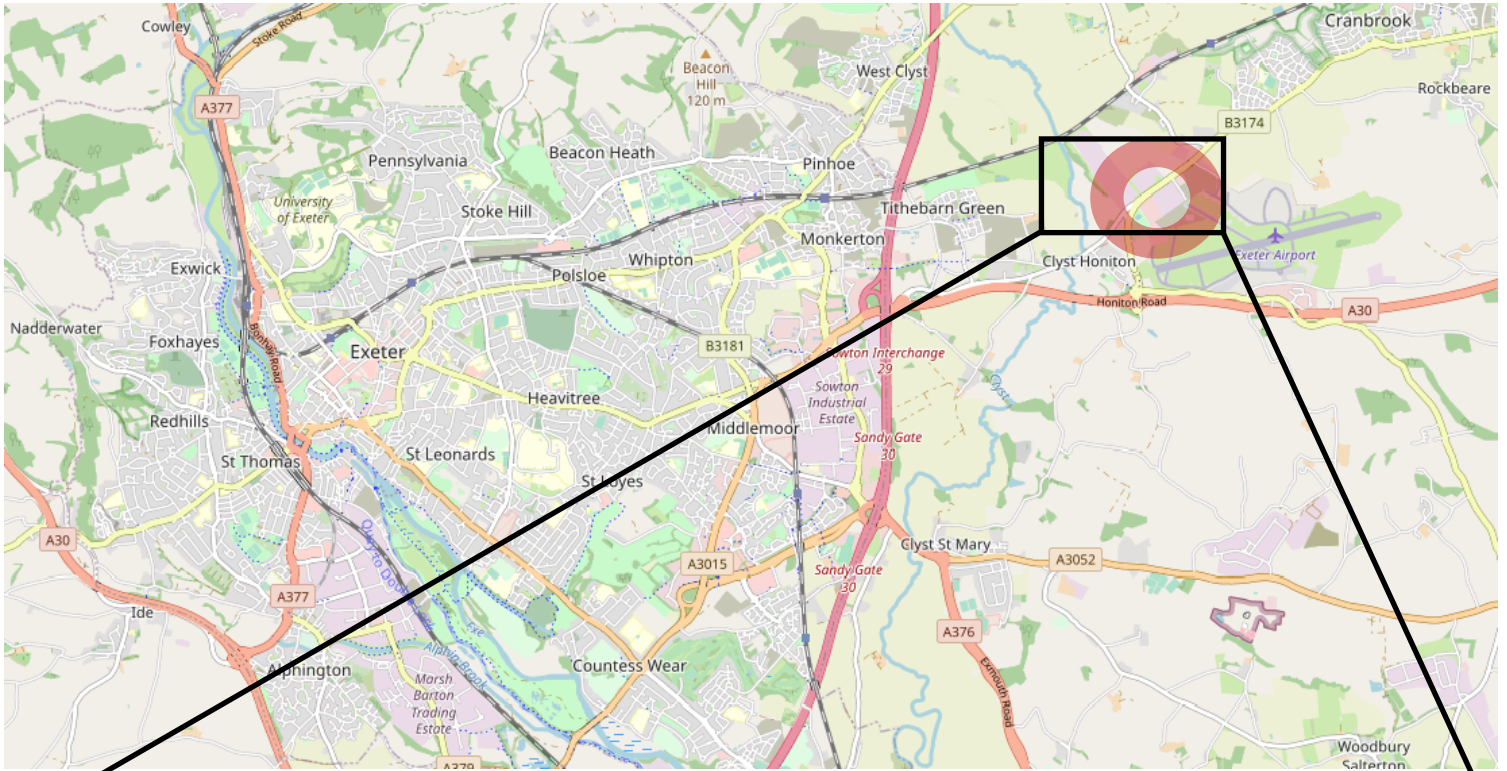
Viewing & Further information

Strictly by appointment through the sole agents:

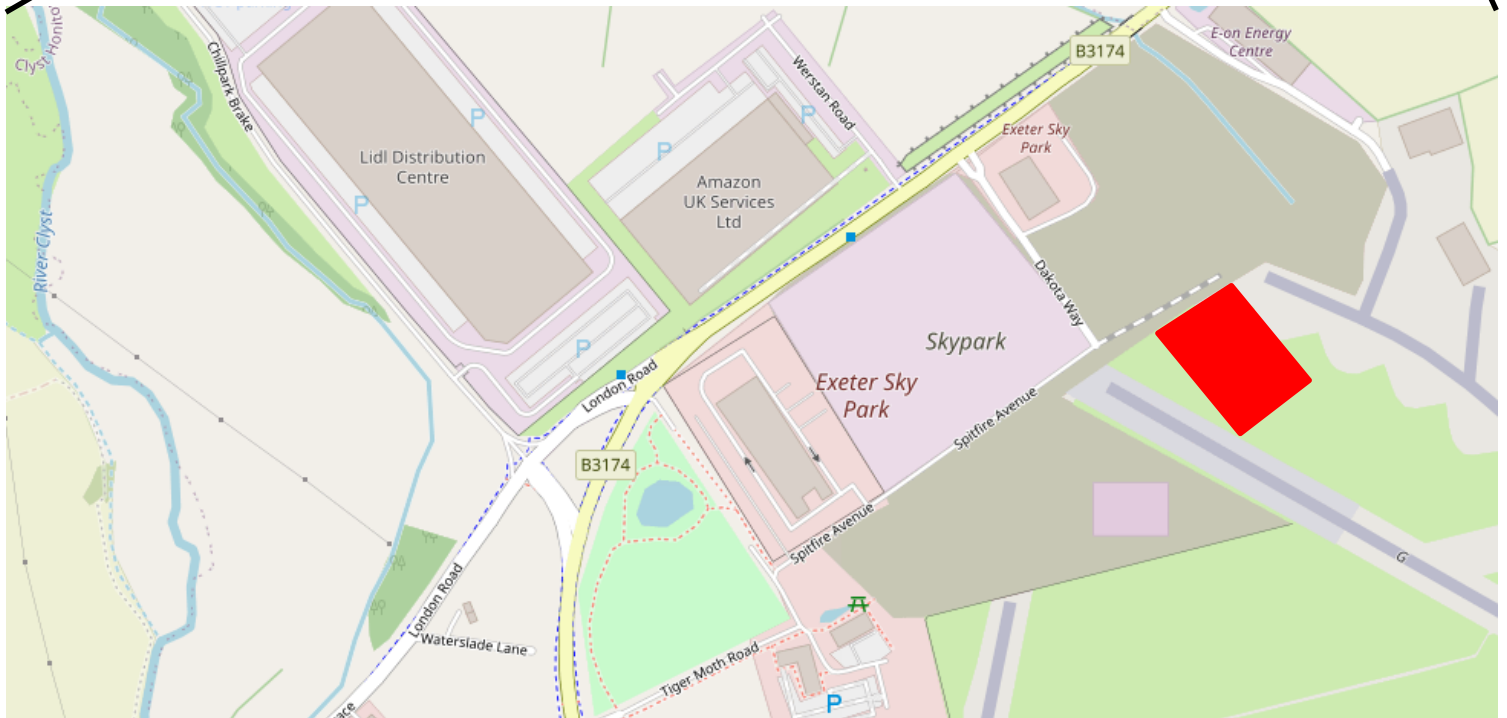
Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSc Real Est.
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Source: [OpenStreetMap](https://www.openstreetmap.org/) Contributors



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