



TO LET

Unit 3

Houndbeare Business Park, EX5 2EZ

Warehouse/ Industrial Unit with high specification catering fit-out – 2,150 sq. ft gross approx. (199.74m²)



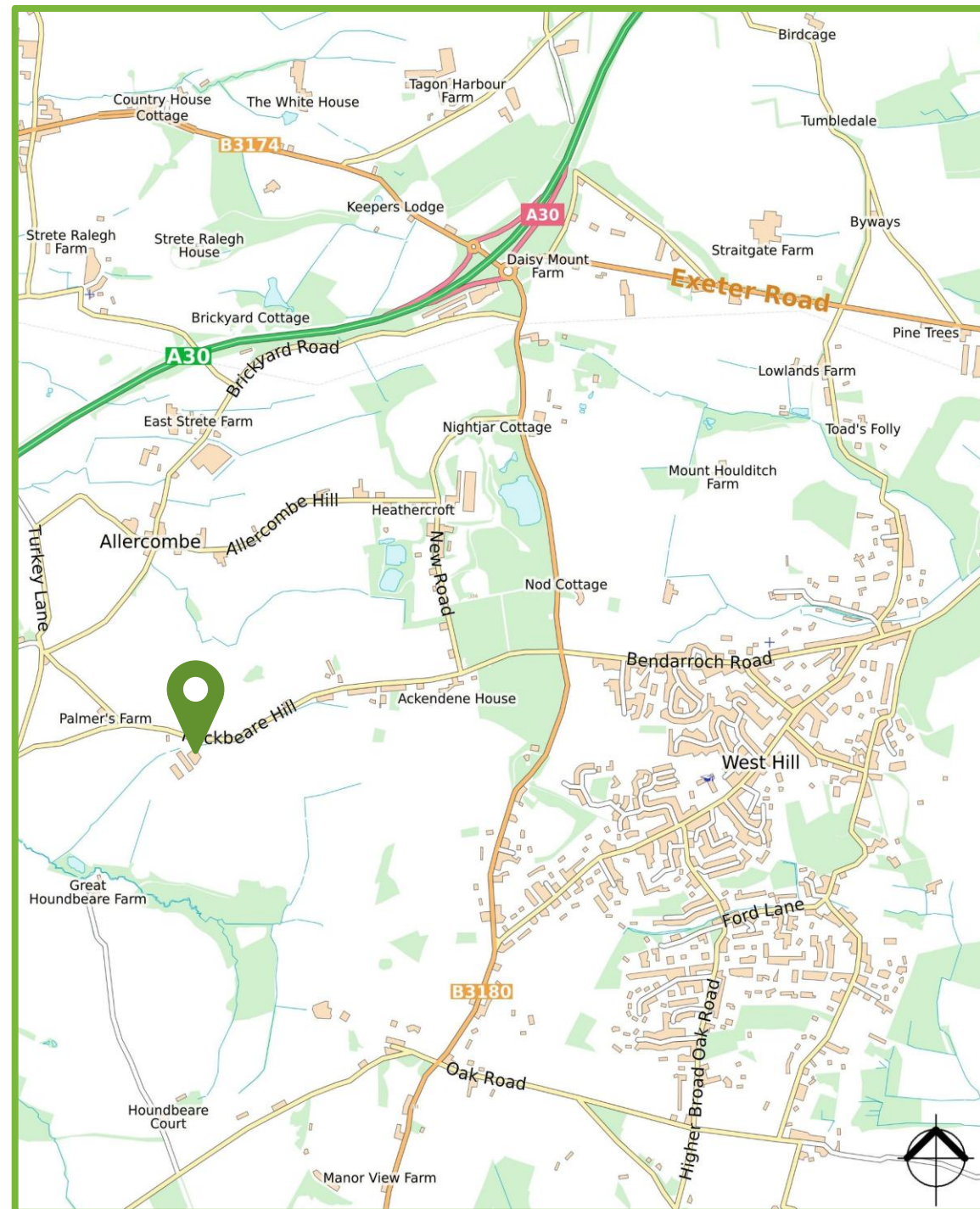
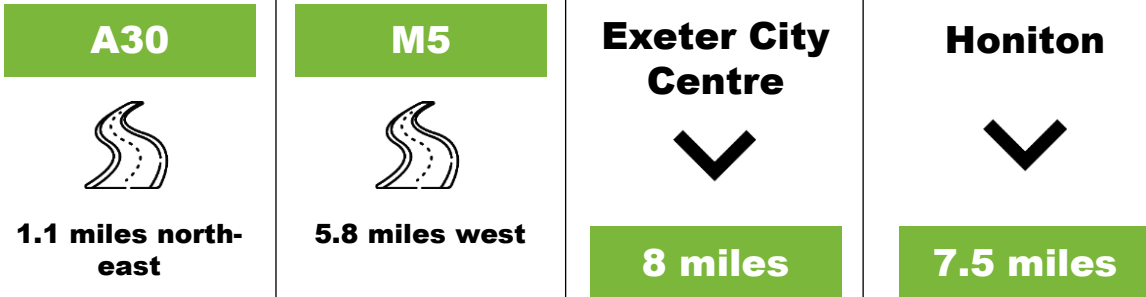
Location

Houndbeare Business Park is set within a semi-rural setting on Rockbeare Hill.

The Business Park benefits from excellent transport links, being located just 1.6 miles from the A30, and 5.8 miles from Junction 29 of the M5 motorway, providing direct access to Exeter city centre and the wider Southwest.

The village of West Hill provides a convenience store and is situated approximately 0.9 miles to the east.

Combining a high-quality business park environment with strong connectivity and proximity to Exeter, Houndbeare Business Park is an ideal location for occupiers seeking accessibility, and a pleasant working setting.



Accommodation

Description

The property comprises a modern warehouse of steel portal frame construction, with an electric roller shutter door and separate personnel entrance at the front of the unit.

Internally, the property benefits from a high specification catering fit-out.

The space incorporates a warm and welcoming reception area with timber clad walls, two separate offices/ meeting rooms, a staff kitchenette and both staff and premium customer WCs.

The property also benefits from a large professional kitchen with a walk-in fridge and freezer, installed by the former tenant in 2022.

Parking

The unit benefits from 2 allocated parking spaces, in addition to use of plentiful communal visitors' spaces.

Services

We are advised that all main services are connected to the premises, including 3-phase electricity (45Kva) and Fibre broadband.

We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
TOTAL	2,150	199.74



Eaves height
3m – 4.5m

Office content



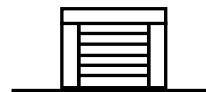
Loading area



On-site parking



Surface level Doors



Redecorated



WC facilities



Nearby Population



Planning | Rates | EPC | Terms | Charges

Planning

We are verbally advised that the accommodation has planning consent for uses under Class E(g)(iii) (Light Industrial) and B8 (storage and distribution), but any occupier should make their own enquiries to the Planning Department of East Devon District Council. Tel: 01404 515616 or <https://eastdevon.gov.uk/planning/>

Business Rates

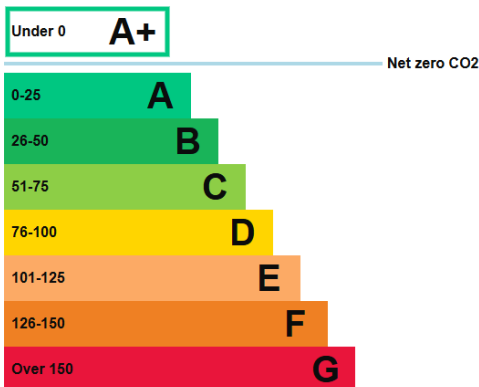
Interested parties should make their own enquiries to Exeter City Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.



Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £20,425 per annum exclusive of VAT.

Estate Charges

Service charge: £1,075 p.a + VAT

Insurance contribution: £537.50 p.a + VAT

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent.

We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH
www.alderking.com



Danielle Sendra
01392 353 083
07827 841 902
Dsendra@alderking.com



Noel Stevens
01392 353 080
07974 156 869
Nstevens@alderking.com

AK Ref: DS/96392 **Date:** May 2026 **Subject to Contract**



COMMERCIAL
AGENCY



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PLANNING



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PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

