



2 UNITS
REMAINING

TO LET

Houndbeare Business Park

Rockbeare Hill, Rockbeare, EX5 2EZ

New business park with convenient access to A30, providing light industrial / warehouse units of 1,750 – 8,500 sq ft gross approx

Location

The premises are located in a highly accessible, semi-rural location, on Rockbeare Hill, approximately 0.75 miles to the west of the B3180. Easy access to the A30 link road is provided a further 0.75 miles to the north at the Ottery St Mary/Whimble junction, which leads to the M5 (junction 29) approximately 5.8 miles to the west.

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

A30



1.1 miles
north east

M5



5.8 miles west

Exeter City
Centre



8 miles

Honiton



7.5 mile



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Accommodation

Description

Newly-converted light industrial / warehouse units of steel portal frame construction benefitting from insulated profiled steel cladding to the elevations and roof with white power-floated concrete floors and insulated roller shutter doors and separate personnel entrances. The minimum eaves height of Units 3-7 is approximately 3m, with Unit 8 providing 4.5m minimum eaves height. The height of the roller doors correspond with this.

The units are now complete and ready for immediate occupation. Please contact the agent to arrange a viewing.

House-It Self Storage occupies the adjacent building, providing additional storage capability via separate negotiation.

Parking

Each unit will benefit from two demised parking spaces, in addition to use of plentiful communal visitors spaces.

Services

The units will be provided in industrial shell specification with capped-off services to the units. A three phase electric supply (45Kva) will be provided to each unit, along with water, drainage 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.

Accommodation Schedule / Quoting Rent

Unit	Sq ft	Sq m	Rent (pa)
3	2,150	199.7	LET
4	1,750	162.6	£15,500
5	1,750	162.6	£15,500
6	1,750	162.6	LET
7	1,750	162.6	LET
8	3,250	301.9	RESERVED
TOTAL	12,400	1,152	

Industrial & Logistics

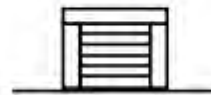


Shell specification



**Eaves height
3.00 - 4.5m**

**Surface level
Doors =**



**Loading
area**



**Car parking
spaces**



**Nearby
Population**



Planning | Rates | EPC | Terms

Planning

We are advised the accommodation has planning consent for Class E(g)(iii) (Light Industrial) and B8 (storage and distribution) uses, however any occupier should make their own enquiries to the Planning Department of East Devon District Council. Tel: 01404 515616 or [Planning - East Devon](#)

Business Rates

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

Energy Performance Certificate

The units will be provided in shell specification. It will be the responsibility of the tenant to obtain an EPC as part of any future fit out.

Code for Leasing

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

Lease/Tenure/Terms

The properties are available on new contributory full repairing leases with terms to be negotiated.

Rent

The properties are offered to let for quoting rents as stated on the Accommodation Schedule, exclusive of VAT. VAT is chargeable on the rent and other costs. Please send all enquires to the marketing agent.

Legal Costs

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

References/Rental Deposits

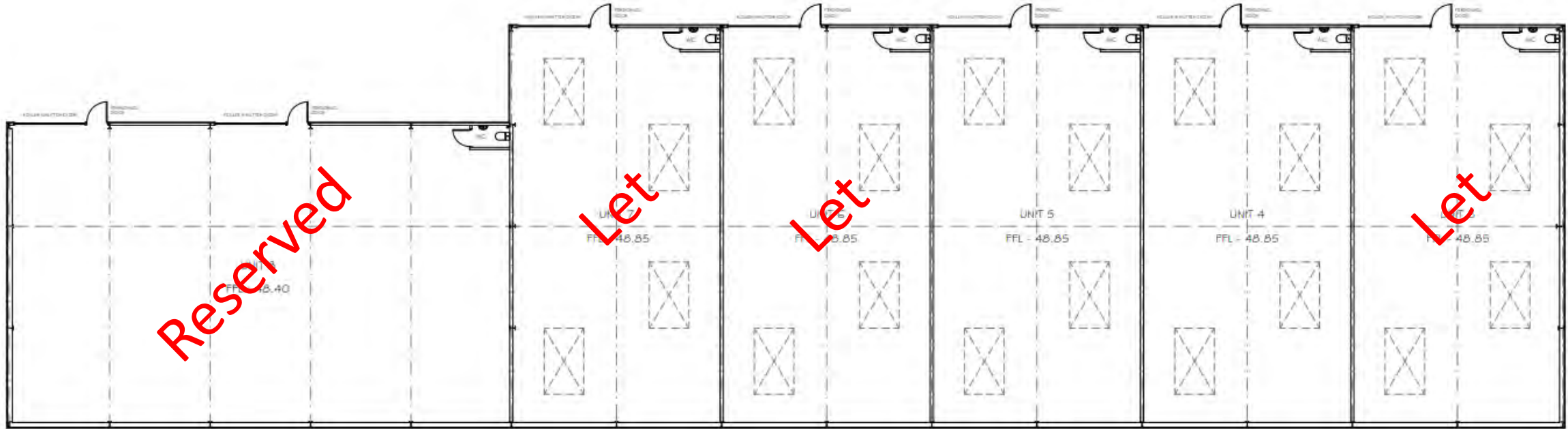
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

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



PROPOSED FLOOR PLAN 1:100

Rev B, 04.02.2022: Unit numbers amended.
Rev A, 30.06.2021: Minor amendments, additional information added.

alder king

PROPERTY CONSULTANTS



Unit 4



Unit 4

Viewing Arrangements

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



Alder King Property Consultants
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Pynes Hill
Exeter
EX2 5WH

www.alderking.com

AK Ref: WA/96392
Date: May 2024
Subject to Contract



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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.