

INDUSTRIAL
OFFICE
RETAIL

TO LET

PROMINENT OFFICE / SHOWROOM PREMISES IN CONVENIENT LOCATION WITH CAR PARKING

Approximately 75 sq.m (807 sq.ft) on the Ground Floor and
74 sq.m (796 sq.ft) on the First Floor, so totalling some 149 sq.m (1,603 sq.ft)

**UNIT 4 SANDPIPER COURT, HARRINGTON LANE
PINHOE, EXETER, DEVON, EX4 8NS**



An opportunity to take a new flexible lease on this prominent and conveniently located building offering a Showroom / Office on the ground floor with open plan office on the first floor plus 3 car parking spaces. The premises are located at Pinhoe with ease of access to the City centre and all major trunk roads.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

The premises are located within Sandpiper Court, a development of Office / Business units constructed in the late 1980's and fronting Harrington Lane, offering a frontage to a popular commuter route into the City centre. Pinhoe is to the West of the City, and within easy access of the City centre and the M5 motorway. The estate has a varied mix of users including Office, Trade Counter and office, with these premises suiting an office/ showroom/ Mail Order use, subject to the usual consents.

Exeter benefits from ease of access to all main trunk roads including the M5 motorway (junctions 29, 30 and 31) and the A38/A380 to Plymouth and Torbay and the A30/A303 dual carriageways to Cornwall and London. Exeter St David's is the main line railway station on the London (Paddington) line with the City Centre offering a vibrant retail area including the prestigious Princesshay development. Exeter airport is approximately 4 miles distant. Local services include a large Sainsbury's Supermarket closeby.

ACCOMMODATION

Brief details of the accommodation, with approximate maximum internal dimensions are as follows: -

GROUND FLOOR

Showroom / Office 8.74m x 8.71m (28'8" x 28'7") max

Accessed from the front via a pair of glazed doors with large window adjoining. Ideally suited as a showroom area or open plan office with good natural light from windows to the front and side. Suspended ceiling with integrated lighting. Power as fitted. Walk in understairs cupboard.



Toilet

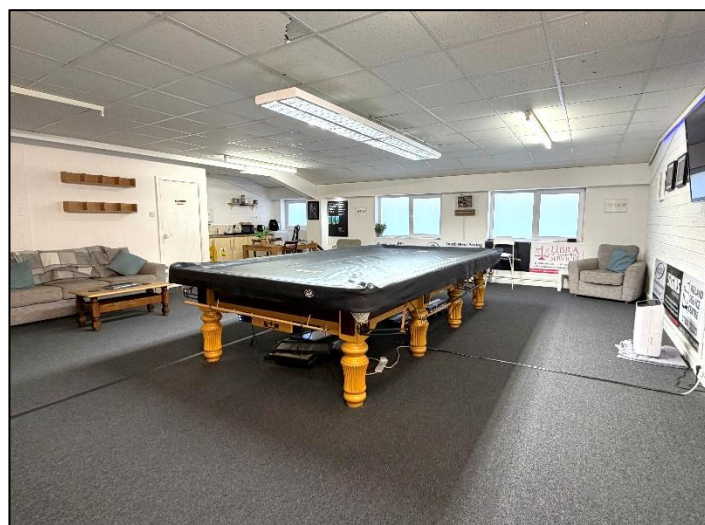
low level W/C suite with wash hand basin and over sink electric water heater.

FIRST FLOOR

Stairs from Reception lead up to

Office/ Showroom 8.71m x 8.69m (28'7" x 28'6") max

Large open plan office with windows to the front. Suspended ceiling with strip lighting. Power as fitted. Carpeted. To the rear is a small Kitchenette area with range of wall and base units with inset stainless steel sink unit and single drainer plus electric water heater over. Space for fridge.



Toilet

WC suite with wash basin. Electric over sink water heater.

EXTERNALLY

3 car parking spaces are located in the rear car park.

RENT

£16,950 per annum exclusive payable quarterly in advance.

TENURE

The premises are available on a new 6 year lease with a rent review and tenant only break clause at the end of the third year. The landlord will be responsible for external repairs and decorations with the tenant responsible for internal repairs and decorations.

There will be a £200 per quarter Estate Service Charge and a contribution towards the Buildings Insurance premium. The lease will be contracted outside of the Landlord and Tenant Act. A 3 months rent deposit will be required.

RATES

Rateable Value: - £ 10,750 2026 Valuation List
A reduction of up to 100% may be available under the small business relief scheme. To see if you or the premises qualify for this discount, please contact the Business Rates department at Exeter City Council on 01392 277888 for further information.

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SERVICES

Mains water, drainage and electricity are available.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained. A summary is shown below with the full version available from the web site. Rating: C 74

LEGAL COSTS

The tenant is to contribute £395 plus VAT towards the landlord's legal costs, including abortive fees.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon. (07831 273148) Ref (0520)

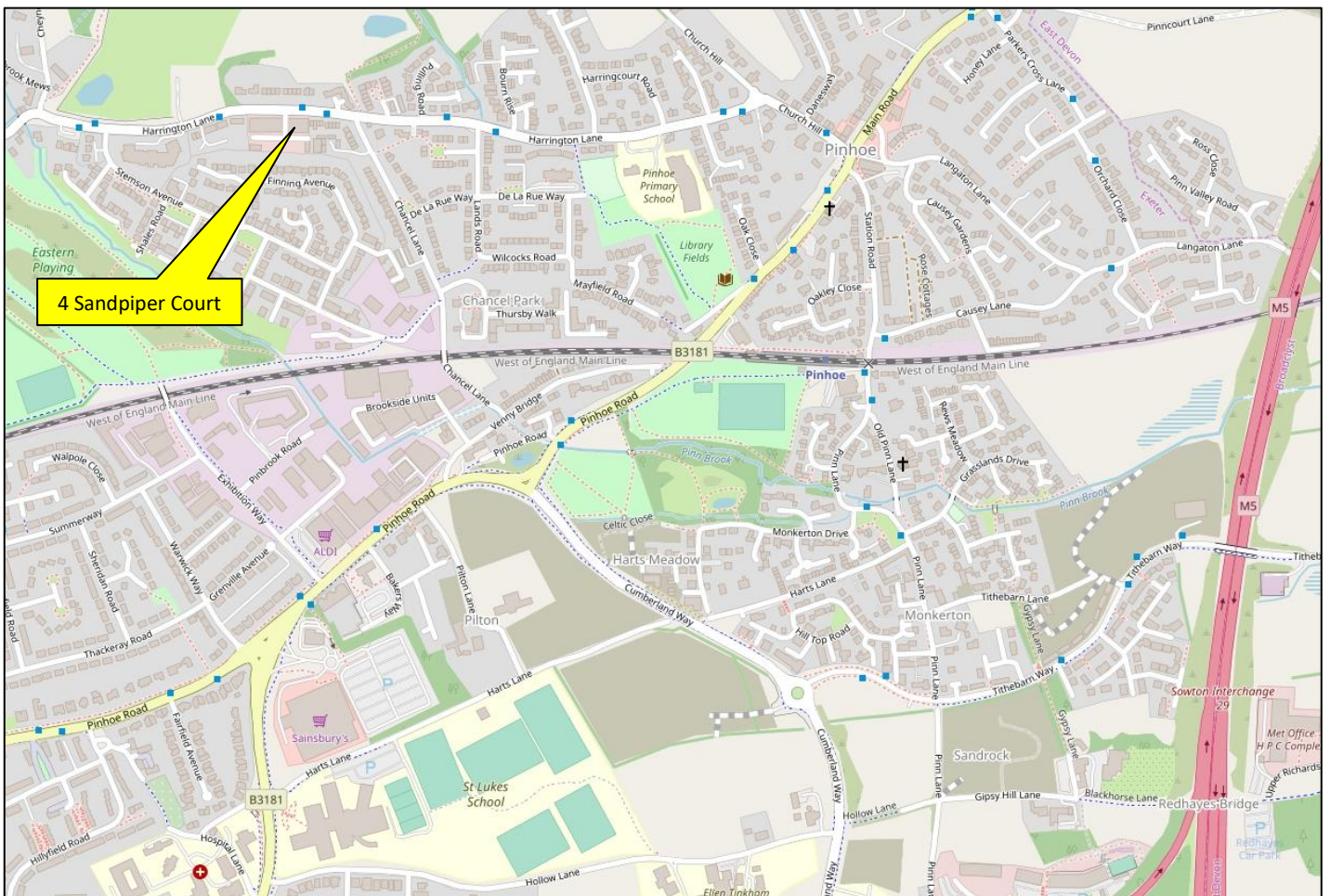


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Energy performance certificate (EPC)

Exeter Blinds Co Unit 4 Sandpiper Court, Harrington Lane EXETER EX4 8NS	Energy rating	Valid until: 30 May 2029
	C	Certificate number: 9730-3035-0315-0000-0175

Property type: B1 Offices and Workshop businesses

Total floor area: 151 square metres

Rules on letting this property

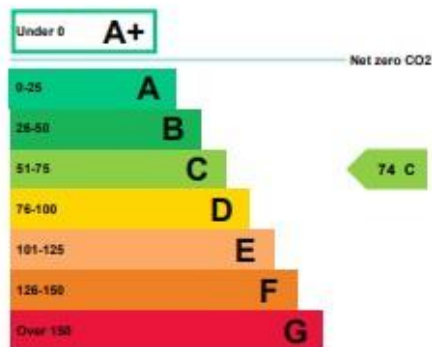
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

Properties get a rating from A+ (best) to G (worst) and a score.

This property's energy rating is C.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

25 A

If typical of the existing stock

74 C