



To Let

£8,000 pa ex

Unit 11, Philip House, Honiton Road,
Exeter, Devon, EX1 3RU

1,486 Sq Ft
(138 Sq M)

Summary

- Ground floor unit available in established business centre
- Approx 1,486 sq ft (138 sq m)
- New lease available on flexible terms
- Near to M5 Jct 29 and Sowton Park & Ride
- Parking on site
- Nearby occupiers include Subway, Starbucks and The Bike Shed

Location:

Philip House is located on the Honiton Road on the main A30 approach into Exeter, near to Junction 29 of the M5 motorway and opposite the Met Office. Philip House enjoys excellent transport connections being adjacent to Sowton Park & Ride and effectively backs onto Sowton Industrial Estate.

Starbucks, Subway and Dominos Pizza are located at the front of Philip House whilst nearby occupiers include The Bike Shop and a Premier Inn / Brewers Fayre.

Description:

Unit 11 offers potential mixed use with a front office / lobby area at ground floor level leading via a set of shallow steps into the main room which currently is

sub-divided into 4 areas but could be returned to one single open plan space with appropriate consents. Use of communal WC's within the main building. The office & lobby areas are carpeted whilst the main room is painted concrete flooring with exposed metal ceiling girders (min ceiling height circa 2.307 m) .

The main room would suit a variety of uses, subject to consents.

Two parking spaces are available subject to an additional cost.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition.)

	sq m	sq ft
Unit area	138.01	1,485.59
Total	138.01	1,485.59

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

D (83)

Planning:

The amended use classes would mean this property could be used for E class uses which includes retail,

indoor recreation and gyms. Please enquire for further information.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £9,100, therefore making the approximate Rates Payable £4,540 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

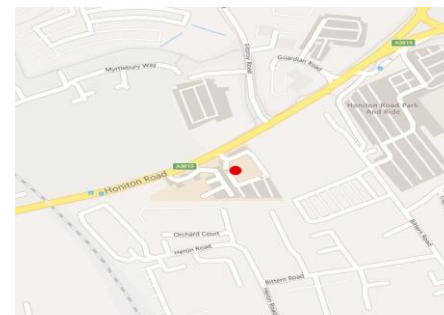
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Main Office

Tel: **01392 203010**

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP