



**To Let**

**£7,250 pax**

Unit 6, Philip House, Honiton Road, Exeter, Devon, EX1 3RU

533 Sq Ft  
(49.5 Sq M)

## Summary

- Ground floor unit available in established business centre
- Approx 533 sq ft (49 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 6 offers attractive office space at ground floor level. Currently configured as two interconnecting rooms plus a small kitchenette area. Carpeted throughout with electric wall heaters. Use of communal WC's within the main building. The property would suit a variety of uses, subject to consents.

Subject to appropriate consent, there is consideration to running Unit 6 and the adjacent Unit 9 (which is also available as a separate unit) together. Please call for further details. 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) on a net / gross internal basis.

Approx	sq m	sq ft
Total	49.5	533

### 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 (97)

### 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](http://www.voa.gov.uk)) we understand that the current Rateable Value is £7,100, therefore making the approximate Rates Payable £3,542.90 per annum for 2024/25.

### 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:

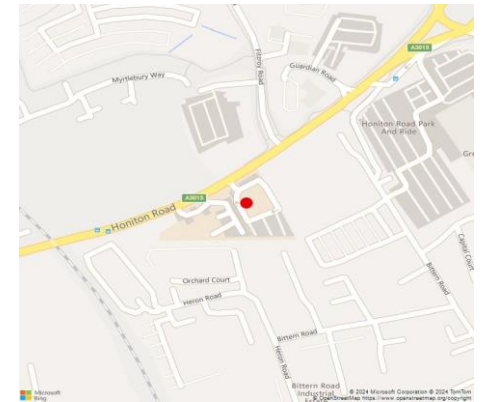
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

### 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

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