



**To Let**

**£14,000 pax**

Unit 32, Skypark, De Havilland Road, Clyst Honiton, Exeter, Devon, EX5 2GE

1,000 Sq Ft  
(92.90 Sq M)

## Summary

- Modern unit on prime Skypark Business Park
- Circa 1,000 sq sf (92.90 sq m)
- Located close to M5 motorway
- Built to BREEAM excellence standards
- High eaves height to allow mezzanine installation if required
- Allocated parking plus loading access
- Suitable for both office and industrial uses

## Location:

Skypark meets the demand from smaller businesses for well specified modern premises to enhance business outputs and reduce costs. The property is located moments from the A30 and Exeter Airport with less than 3 miles from the M5 Jct 29 which makes for the perfect position small business requirements.

## Description:

A mid-terrace unit built to BREEAM excellence standards (BREEAM is the words leading sustainability assessment) with industry leading thermal-efficiency, fire safety and lifetime durability.

The unit benefits from the following specifications:

- Allocated parking bays plus a large loading bay area per unit
- Electrically operated roller-door
- Full height glazed elevations
- Photovoltaic solar roof panels
- Fitted for electric vehicle charging point
- Fibre broadband
- Use of covered bicycle parking on site.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Total	92.90	1,000

## 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:

A (3)

## Planning:

The unit benefits from planning consent for both office and industrial uses.

Please note, there is a restriction against motor trade and B8 usage.

## 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 £12,000, therefore making the approximate Rates Payable £5,988 per annum for 2025/26.

Interested parties are advised to confirm the rating liability with East Devon Council.

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

## Terms:

The property is 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:

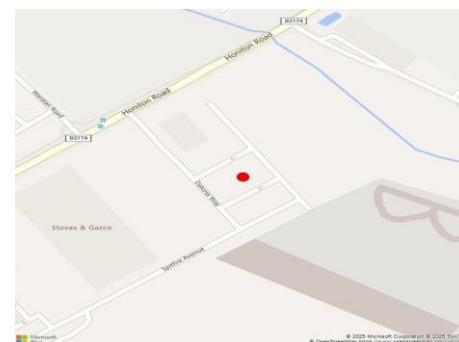
All figures quoted are exclusive of VAT if applicable.

## 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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