

PEPPER

Commercial

FOR SALE

MODERN FREEHOLD

INDUSTRIAL INVESTMENT



Approximately 1,236.9 sq.m. (13,314 sq.ft.)
Plus Mezzanine 365.48 sq.m. (3,934 sq.ft.)

UNITS 1 – 4
FAIROAKS BUSINESS PARK
EXETER AIRPORT BUSINESS PARK
EXETER
EX5 2UL

Ref 0116

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

The premises are well located on the Exeter Airport Business Park, 2km East of Junction 29 of the M5 Motorway and adjacent to the A30 dual carriageway. The area has a wide range of industrial/storage occupiers including Sparex, Carling Technologies Limited and J & R Food Service, as well as office occupiers such as Wain Homes South West.

The Business Park occupies a central position just off the main thoroughfare, Fair Oak Close, and comprises 4 units 2 of which are contained within 1 building. The Units are positioned around a central yard area that provides communal parking, access, and loading. The entire development is set within a landscaped site of 1.06 Acres (0.4291 Hectares) 29% site cover, that has a single entrance onto the access road.

The buildings are of modern, steel frame construction, in block with part brick and clad elevations under sheet steel roofs incorporating translucent sheets. Unit 1 has had 1st floor airconditioned offices constructed giving the property a high degree of flexibility.

ACCOMMODATION

Brief details of the accommodation with approximate dimensions are as follows:

Unit	Ground Sq.ft.	Sq.m.	First Sq.ft.	Sq.m.	Total Sq.ft.	Sq.m.
1	2,846	264.40	770	71.53	3,616	335.93
2	1,853	172.14	190	17.65	2,043	189.80
3	5,541	514.77	2,974	276.29	8,515	791.06
4	3,074	285.58			3,074	285.58
TOTAL	13,314	1,236.91	3,934	365.48	17,248	1,602.39

PRINCIPLE FEATURES INCLUDE:

- Modern development.
- 29% site cover
- 1.06 Acre site (0.4291 Hectares)
- Fully let and income producing.
- 3 detached buildings.
- Landscaped site.

VAT

All figures quoted are plus VAT where chargeable.

TENURE

The site of 1.06 acres, is held freehold subject to the occupational leases set out within the attached schedule

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating:

Unit 1 & 2	D
Unit 3	C
Unit 4	D

BUSINESS RATES

We have gained the following information via the Valuation Office Web site.

Units 1 & 2 Rateable Value: £28,000

Rates Payable: £13,748 p.a. (x 49.1p 2020/21)

Unit 3 Rateable Value £40,750

Rates Payable £20,008 p.a. (x 49.1p 2020/21)

Unit 4 Rateable Value £15,500

Rates Payable £7,610 p.a. (x49.1p 2020/21)

YOU ARE ADVISED TO CHECK

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.

Tel: 01392 874209 Web: www.peppercommercial.co.uk
5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

PEPPER

Commercial

SCHEDULE OF ACCOMMODATION

Unit	Tenant	Lease terms	Start date	Lease end	Rent p.a.	Rate p.s.f.
1	PVM Supplies Limited	5 years	16 th June 2016	15 th June 2021	£23,504	£6.50
2	PVM Supplies Limited	5 years	16 th June 2016	15 th June 2021	£14,800	£7.24
3	Sprint Print Co Limited	10 years	1 st January 2013	31 st December 2023	£47,000	£5.51
4	PVM Supplies Limited	5 years	16 th June 2016	15 th June 2021	£18,500	£6.01
TOTAL					£103,804	£6.01

TENANTS

PVM Supplies Limited

<http://www.pvmsupplies.co.uk/> posted accounts ending 30/11/2019 with a Net Asset of £54,767 (Creditsafe)

Sprint Print Co Limited

Trade as Brightsea Print Group

<http://www.brightsea.co.uk> posted accounts ending 30/09/2019 with net assets of £379,724 (Creditsafe)

PRICE

Offers are invited in excess of **£1.45m** which would show investors a yield of 6.74% after purchasers' costs of £88,100.

PEPPER

Commercial

ap@peppercommercial.co.uk

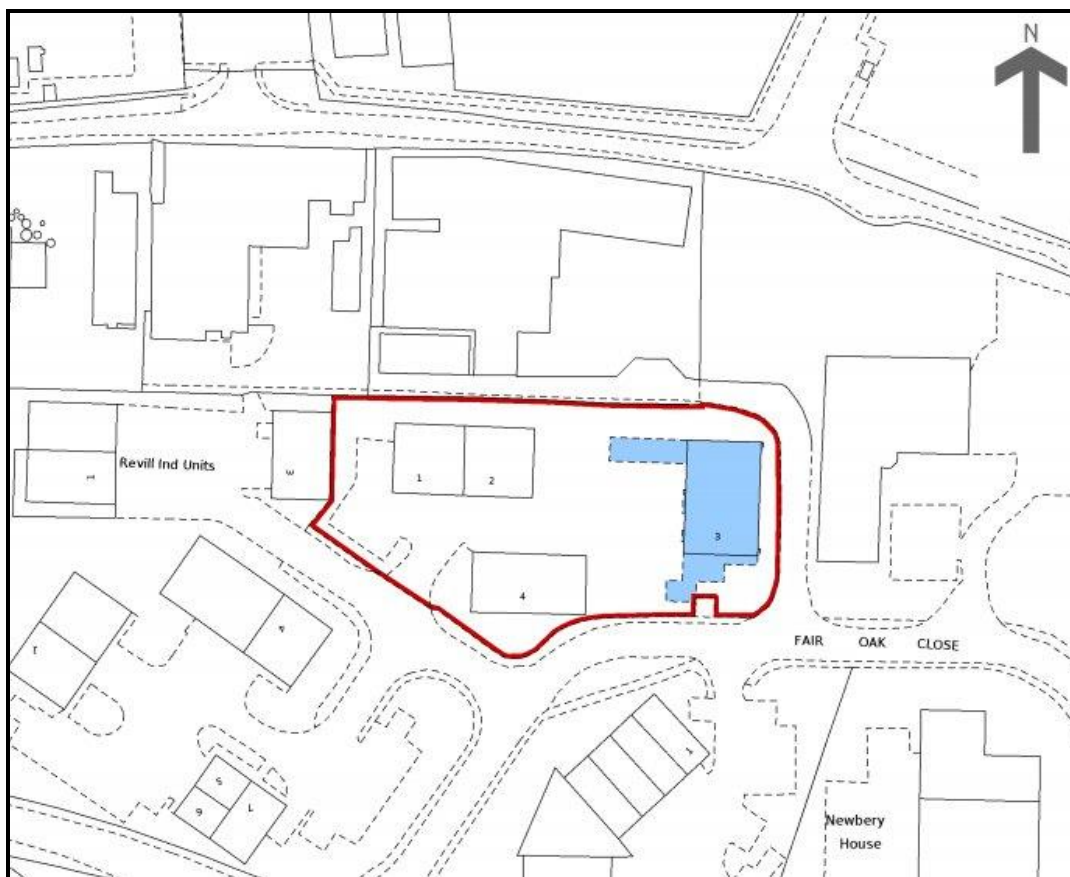


Tel: 01392 874209 Web: www.peppercommercial.co.uk
5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.

PEPPER

Commercial



Tel: 01392 874209 Web: www.peppercommercial.co.uk
5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do not constitute part of any offer or contract. Any information given should not be relied on as a statement or representation of fact or that the property or its services are in good condition. ii) Pepper Commercial (Exeter) Ltd have not made any investigations into the existence or otherwise of any issues concerning pollution and potential land, air and water contamination. The purchaser is responsible for making his or her own enquiries in this regard. iii) Neither Pepper Commercial (Exeter) Ltd nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property. iv) The images show only certain parts and aspects of the property at the time they were taken/created. Any areas, measurements or distances given are approximate only. Any plans are for identification only. v) An occupier should not rely upon the Use stated in these particulars and should check their proposed use with the relevant Planning Authority.