

# PEPPER

Commercial

## TO LET / FOR SALE

### BUSINESS UNIT

Approximately 108.84 sq.m. (1,171 sq.ft.)

**UNIT 6 DEVONSHIRE WAY  
HEATHPARK INDUSTRIAL ESTATE  
HONITON, DEVON  
EX14 1YF**



Ref 137R

**01392 874209**

Unit 5 Clyst Court, Hill Barton Business Park, Clyst St Mary, Exeter EX5 1SA  
[www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)

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C o m m e r c i a l

## LOCATION & DESCRIPTION

The premises are in Devonshire Way on the rapidly expanding Heathpark Industrial Estate, which is situated to the west of the town. Heathpark provides a mixture of local and regional occupiers for industrial, distribution and trade counter use. The estate is extremely accessible with easy access to Exeter linking with the A38 to Plymouth and the A30 extension into Cornwall and the M5 motorway linking to the national motorway network via Junction J29

The premises comprise a modern mid terraced unit constructed in block with steel frame. The elevations are fully clad with the front incorporating an HGV loading door and separate pedestrian access with adjoining screen. The roof is apexed corrugated sheet steel with curved eaves. Externally there is a communal forecourt that provides access. Internally the present owners have installed a full cover mezzanine level that is used as office accommodation on the upper level and storage below. There is a WC on ground and 1<sup>st</sup> floor, together with a small kitchenette.

## ACCOMMODATION

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

	<b>Metric</b>	<b>Imperial</b>
Unit depth max	9.04 m.	28'8"
Unit width max	6.02 m.	19'9"
Ground Floor	54.42 sq.m.	585 sq.ft.
1 <sup>st</sup> Floor Mezzanine	54.42 sq.m.	585 sq.ft.
<b>TOTAL</b>	<b>108.84 sq.m.</b>	<b>1,171 sq.ft.</b>

## TO LET

The property is available by way of a new 3, 6 or 9 year lease on full repairing & insuring terms.

## RENT

The ingoing rent to be £10,000 p.a. (£8.53 p.s.f.)

## TO BUY

The freehold interest is available for £159,500

## PRINCIPLE FEATURES INCLUDE:

- Full cover mezzanine
- HGV loading door
- Separate pedestrian door
- Offices at 1<sup>st</sup> floor and store on ground floor

## ENERGY PERFORMANCE CERTIFICATE

The building has been assessed with a D energy rating

## RATES

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

Rateable Value: £6,900

Rates payable: £3,443 p.a. (x 49.9p 2022/23)

[Business rates relief: Small business rate relief - GOV.UK \(www.gov.uk\)](https://www.gov.uk/business-rates-relief) An exemption of nil rates may apply to a small business here

**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.

## VAT

All figures are plus VAT

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Contact: Adam Parsons

[ap@peppercommercial.co.uk](mailto:ap@peppercommercial.co.uk)

**07808 473248**

**Tel: 01392 874209 Web: [www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)**  
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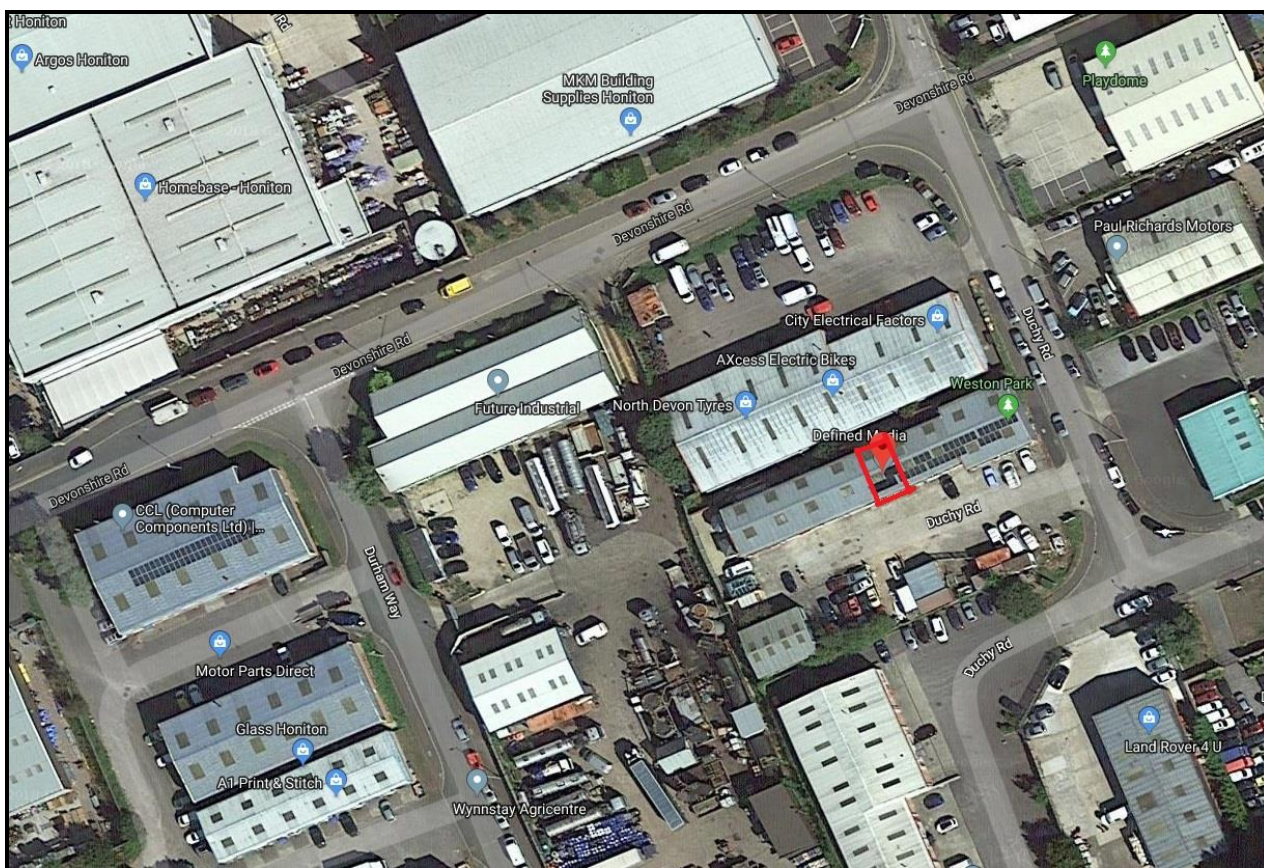
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FOR IDENTIFICATION ONLY



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