

# PEPPER

Commercial

# TO LET

## MODERN FOOD PRODUCTION UNIT

ENGLISH HOUSE  
FAIR OAK CLOSE  
EXETER AIRPORT BUSINESS PARK  
EXETER  
EX5 2UL



Approximately 359.18 sq.m. (3,866 sq.ft.)  
Plus Mezzanine 88.39 sq.m. (951 sq.ft.)  
**PLUS LARGE SECURE YARD AREA**

Ref 0143

**01392 874209**

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA  
[www.peppercommercial.co.uk](http://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 premises comprise a detached modern steel framed industrial unit on a large fenced and gated site. To the front elevation facing the main estate road there is a 2-storey concrete office section currently configured as offices at first floor with storage under. Internally the present occupier has constructed a clean area for food production within a ventilated timber structure. The area has cooking, and food preparation equipment for which details are available upon request.

### ACCOMMODATION

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

	Metric	Imperial
Unit depth	28.85 m	94'6"
Unit width	12.45 m	40'10"
<b>SUB TOTAL</b>	<b>359.18 m2</b>	<b>3,866 sq.ft.</b>
Mezzanine offices	88.39 m2	951 sq.ft.
<b>TOTAL</b>	<b>447.57 m2</b>	<b>4,817 sq.ft.</b>

### PRINCIPLE FEATURES INCLUDE:

- Modern development.
- Low site cover
- Fenced & gated yard
- Detached unit
- Fully equipped as food production unit

### VAT

All figures quoted are plus VAT where chargeable.

### TENURE

The property is currently held by way of an existing 10-year lease from 5<sup>th</sup> October 2020.

### BREAK DATE

There is the option to determine the lease on 5<sup>th</sup> October 2025 subject to giving at least 6 months' notice.

### RENT

The current rent reserved under the lease is £27,000 p.a.

### ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating: D

### BUSINESS RATES

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

Units 1 & 2 Rateable Value: £22,250

Rates Payable: £11,102 p.a. (x 49.9p 2022/3)

### YOU ARE ADVISED TO CHECK

### REPAIRING LIABILITY

The repairing liability is restricted under the lease by reference to a schedule of condition.

### EXCLUDED LEASE

The lease is excluded from the security of tenure of The Landlord & Tenant Act

### VIEWING

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

### VAT

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### LEGAL COSTS

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

# PEPPER

C o m m e r c i a l

## TENANTS FIXTURES & FITTINGS

The current tenant has installed approximately in excess of £200,000 worth of catering equipment in the unit, built a clean ventilated production area and several cold and freezer rooms. All this is presently subject to a lease agreement, details are available upon request.

## PREMIUM

£50,000 for the balance of the lease and the opportunity to take over the existing agreements.

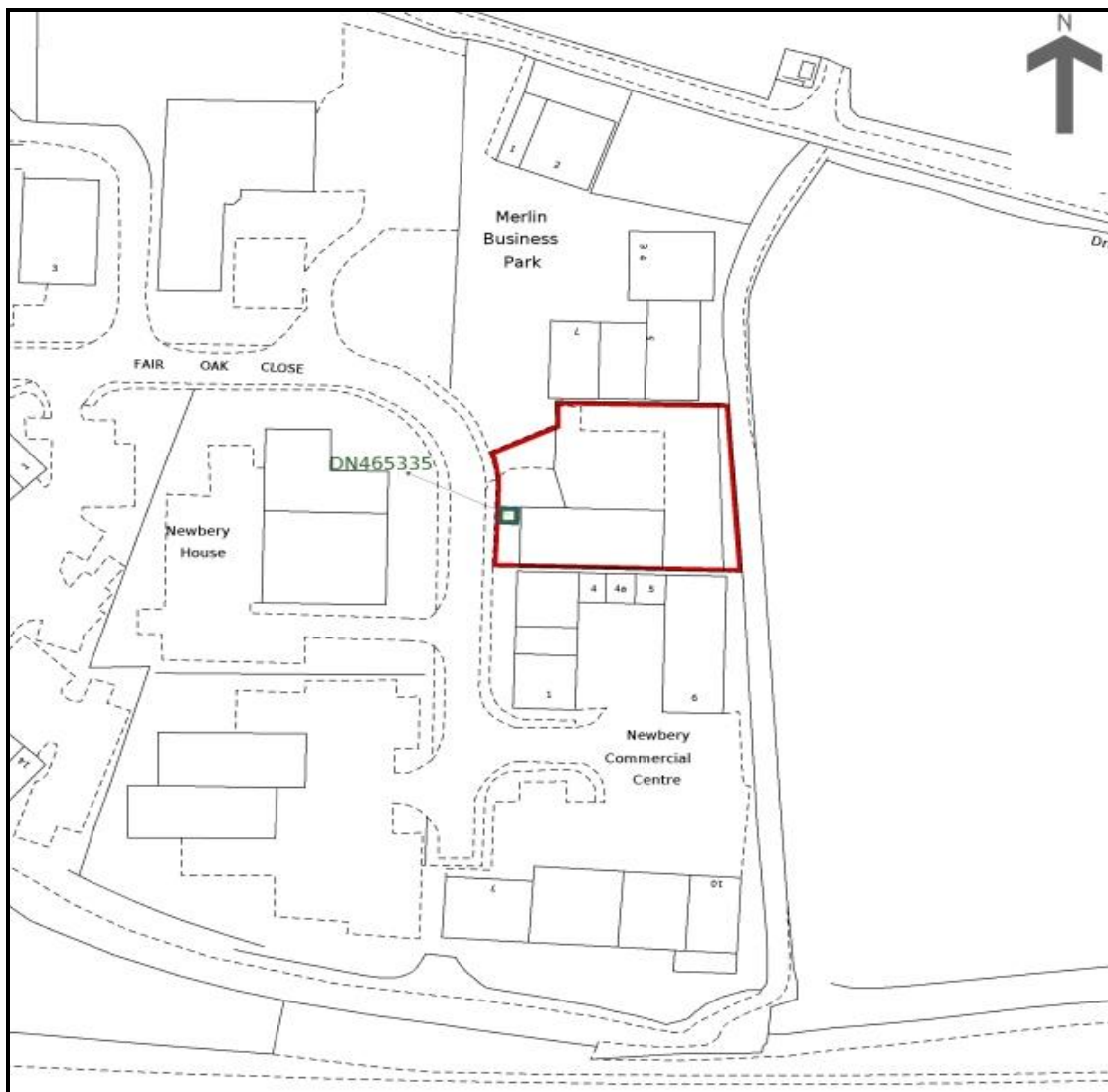
# PEPPER

C o m m e r c i a l

Adam Parsons

07808 473248

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



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