

PEPPER

C o m m e r c i a l

TO LET

INDUSTRIAL WAREHOUSE UNIT & YARD

UNIT 25 FLIGHTWAY BUSINESS PARK
DUNKESWELL
HONITON
EX14 4RD



Approximately 347.90 sq.m. (3,745 sq.ft.)

NO VAT PAYABLE

Ref 172R

01392 874209

Unit 5 Clyst Court, Hill Barton Business Park, Clyst St Mary, Exeter
Devon EX5 1SA
www.peppercommercial.co.uk

PEPPER

C o m m e r c i a l

SITUATION AND DESCRIPTION

The property forms part of the now well established Dunkeswell Business Park, just outside the village of Dunkeswell, approximately 6 miles North of Honiton. The M5 motorway is accessed at junction 28 (Cullompton) or at junction 26 (Wellington)

The property comprises a detached steel portal framed warehouse / business unit. The roof is apexed and covered with profile sheet steel and incorporates translucent panels. The elevations are fully clad with the front incorporating a full height vehicle access door and separate pedestrian access. Internally there is a single office and WC cubicle. The unit is set within a stoned palisaded compound which is gated to the main entrance road.

ACCOMMODATION

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

	Metric	Imperial
Unit depth max	19.44 m.	63'9"
Unit width max	17.90 m.	58'9"
Internal Office	76.31 sq.m.	821 sq.ft.
TOTAL	347.90sq.m.	3,745 sq.ft.

TO LEASE

The property is available by way of a new 6-year lease with mid-term open market rent review.

RENT

£24,000 p.a. (£6.40 p.s.f.)

SERVICES

All mains' services are available except gas.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a D rating.

LEGAL COSTS

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

VAT

Not applicable to this property

SERVICE CHARGE

There is an annual service charge for the maintenance of the entire estate including roads and communal areas. Details available upon request.

RATES

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

Rateable Value: £17,5000

Rates payable: £8,732 p.a. (49.9p 2024/25)

YOU ARE ADVISED TO CHECK



VIEWING

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

Email: ap@peppercommercial.co.uk

07808 473248



Tel: 01392 874209 Web: www.peppercommercial.co.uk
Unit 5 Clyst Court, Hill Barton Business Park, Clyst St Mary, 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.