

PEPPER

C o m m e r c i a l

TO LET

MODERN BUSINESS UNITS

UNITS 7, 8 & 9 PARK COURT
DEVONSHIRE ROAD
HEATHPARK INDUSTRIAL ESTATE
HONITON
DEVON
EX14 1SW



**2,548 SQ.FT. (236.77 SQ.M.) UP TO 8,322 SQ.FT. (773.10 SQ.M.)
PLUS MEZZANINE LEVELS**

CURRENT BUSINESS UNAFFECTED

REF 178

01392 874209

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

SITUATION AND DESCRIPTION

Honiton is a key East Devon town with a resident population of approximately 9,000, with a good rural catchment area benefiting from an influx of tourists in the summer months. The A30 dual carriageway is within proximity and provides a direct link to Exeter with its international airport and M5 Motorway (junction 29) some 15 miles to the Southwest. The A30 is being upgraded in sections and provides an alternative link to the capital.

The property holds a convenient location on the Heathpark Industrial Estate, the principal business location in the region. Other occupiers include Lidl, East Devon District Council offices, MKM Builders Merchants & others.

Units 7, 8 & 9 form part of a development of smaller modern business units arranged around a central concrete service yard providing access parking & curtilage fronting Devonshire Road, the principal route through the estate. The development is arranged in 3 detached terraces with units of various sizes.

ACCOMMODATION

No	Ground floor sq.ft. (sq.m.)	Mezzanine sq.ft. (sq.m.)	Total Sq.ft. (sq.m.)
7	2,590 (240.65)	530 (49.30)	3,120 (289.95)
8	2,548 (236.77)	1,032 (95.86)	3,580 (332.63)
9	3,184 (295.80)	3,184 (295.80)	6,368 (591.60)
	8,322 (773.13)	4,746 (440.91)	13,068 (1,214.05)

PRINCIPLE FEATURES INCLUDE:

- Available separately or as one unit
- Warehouse with full height 5.23m to eaves
- HGV roller shutter door access
- Some secure and gated concrete yard
- Mezzanine levels (2.8m underside height)
- Some office / showroom
- Allocated parking
- 3 phase power

LEASE

The units are available on new 6-year full repairing & insuring leases either separately or in any combination with a mid-term open market rent review.

VAT

All figures quoted are plus VAT where chargeable.

RENTS

No	Rent p.a.	Rate £ sq./ft.
7	£26,250	9.50 / 3.16
8	£27,500	9.50 / 3.16
9	£40,000	9.50 / 3.16
Compound	£5000	
TOTAL	£98,750	

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating .

BUSINESS RATES

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

Rateable Value: £

Rates payable: £p.a. (x 49.9p 2025/26)

YOU ARE ADVISED TO CHECK

LEGAL COSTS

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

VIEWING

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



ap@peppercommercial.co.uk

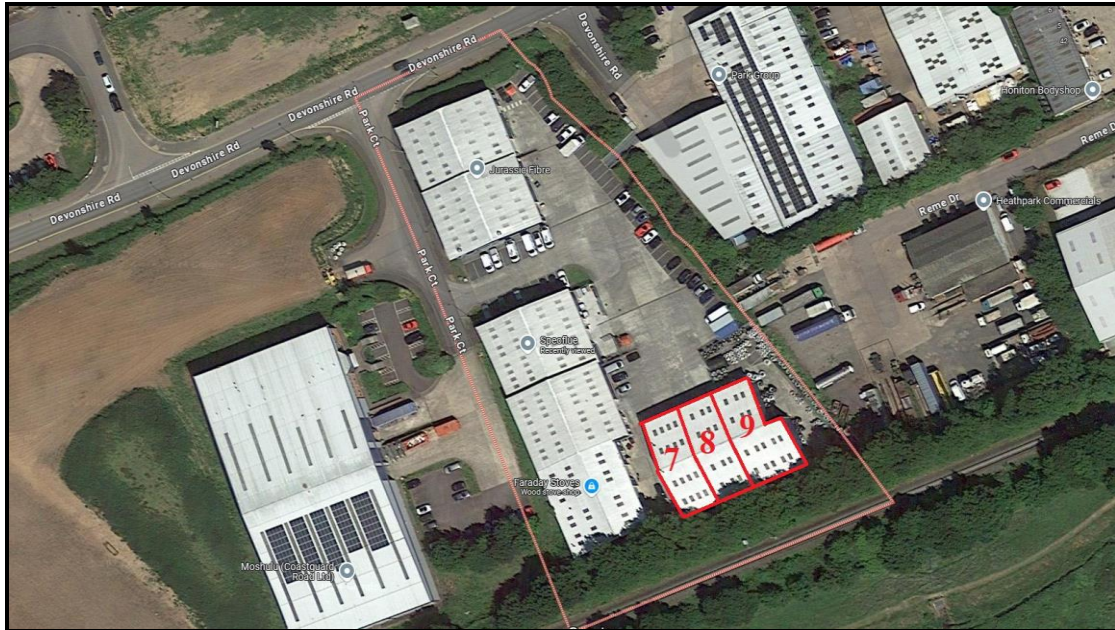
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