

PEPPER

C o m m e r c i a l

TO LET

INDUSTRIAL WAREHOUSE UNIT & YARD

UNIT 25B FLIGHTWAY BUSINESS PARK
DUNKESWELL
HONITON
EX14 4RD



Approximately 112.71 sq.m. (1,213 sq.ft.)

Ref 186

01392 874209

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

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 sub divided part of 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 side incorporating a vehicle access door and separate pedestrian access. Internally there is a WC cubicle and a small mezzanine level. There is an allocated stoned yard area for the exclusive use of this unit immediately to the side that can be enclosed if required.

ACCOMMODATION

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

	Metric	Imperial
Unit depth max	18.15 m.	59'6"
Unit width max	6.21 m.	20'4"
TOTAL	112.71 sq.m.	1,213 sq.ft.
Mezzanine	21.73 sq.m.	233 sq.ft.

TO LEASE

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

RENT

£9,000 p.a. (£7.41 p.s.f.)

SERVICES

All mains services are available except gas.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed a with a D rating.

LEGAL COSTS

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

SERVICE CHARGE

There is an annual service charge of £750 p.a. for the maintenance of the entire estate including roads and communal areas.

RATES

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

Rateable Value: £14,000

Rates payable: £6,986 p.a. (49.9p 2024/25)

YOU ARE ADVISED TO CHECK

Small business rate relief may be available, please check [Business rates relief: Small business rate relief - GOV.UK](#)

VAT

All figures quoted are plus VAT at the prevailing rate.

VIEWING

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

Email: ap@peppercommercial.co.uk

07808 473248

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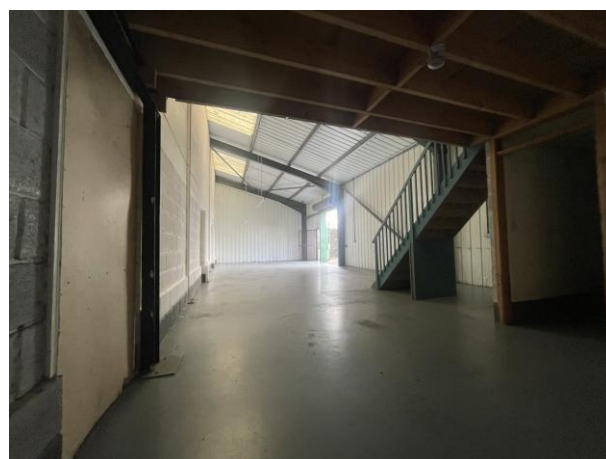
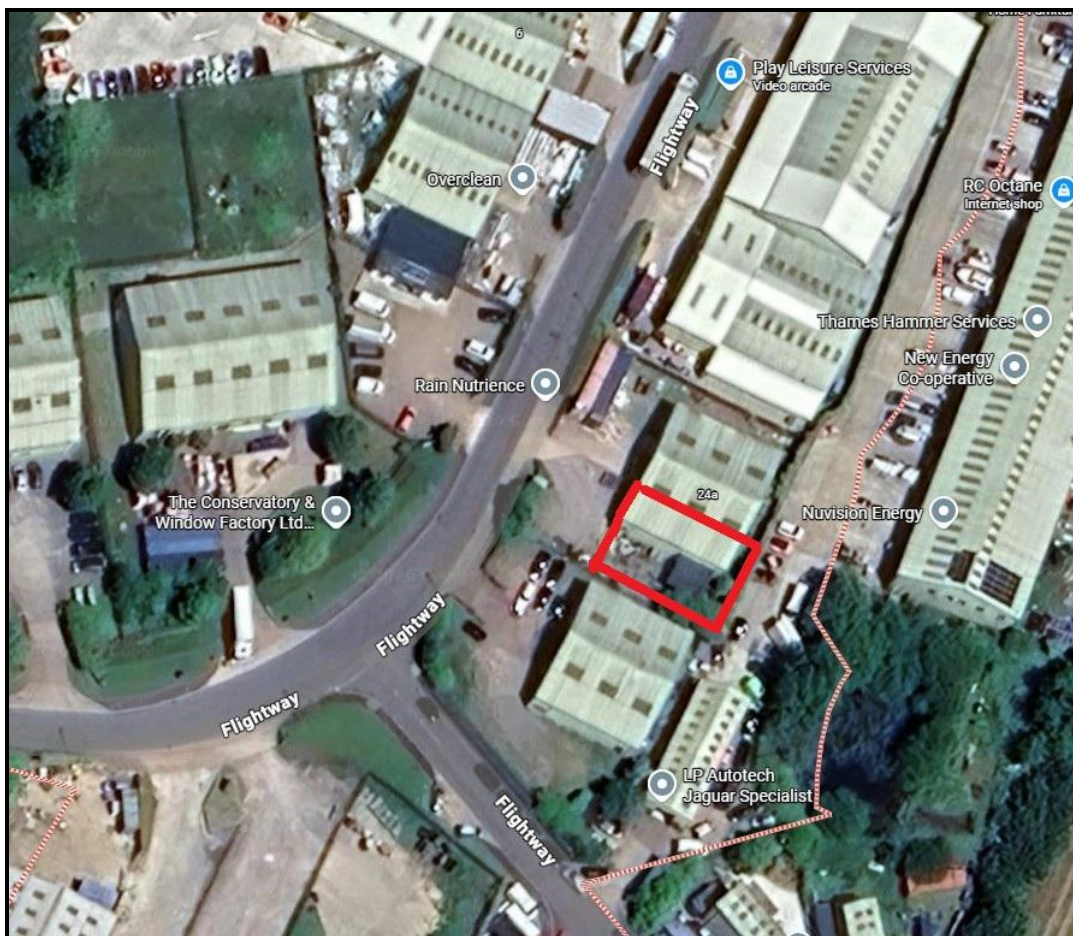
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