

PEPPER

C o m m e r c i a l

TO LET

MODERN BUSINESS UNIT

2/3, GLOUCESTER COURT,
GLOUCESTER CLOSE
HEATHPARK INDUSTRIAL ESTATE
HONITON
EX14 1SJ



482.74 sq.m. (5,196 sq.ft.)
PLUS, MEZZANINE LEVELS

Ref 195

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 2/3 form part of a development of similar modern business units arranged around a central concrete service yard providing access parking & curtilage fronting.

ACCOMMODATION:

Unit Depth	16.14 m (52' 11")
Unit Width	29.91 m (98'2")
Total	482.74 sq.m. (5,196 sq.ft.)

Mezzanine 68.21 sq.m. (734 sq.ft.)

TOTAL GIA 550.95 sq.m. (5,930 sq.ft.)

PRINCIPLE FEATURES INCLUDE:

- Warehouse with full height 5.26m to eaves
- 2 x HGV sectional up and over doors 3.98 m wide x 4.49 m high
- Mezzanine level (2.71m underside height)
- Entrance office & additional workshop offices
- Allocated parking
- 3 phase power
- Compressor on site
- HGV turning & curtilage on site

LEASE

The unit is available on new 6-year full repairing & insuring leases with a mid-term open market rent review.

RENT

An ingoing rental of £45,000 p.a.

VAT

All figures quoted are plus VAT where chargeable.

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating B.

BUSINESS RATES

We have gained the following information via the Valuation Office Web site: [Find a property - Valuation Office - GOV.UK](#)

Rateable Value: £32,500

Rates payable: £14,040 p.a. (x 43.2 26/27)

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**

PEPPER

Commercial

ap@peppercommercial.co.uk

Adam Parsons 07808 473248

Tel: 01392 874209 Web: www.peppercommercial.co.uk
5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA

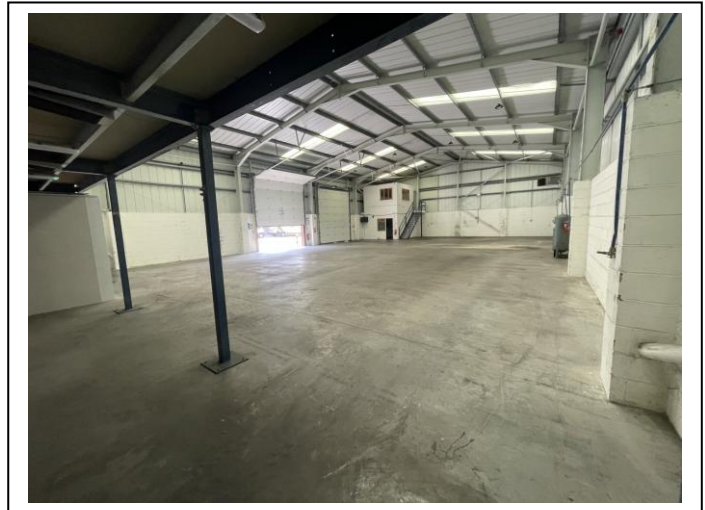
Pepper Commercial (Exeter) Ltd, for themselves and for the vendor of this property, or as the case may be, lessor whose agents they are, give notice that: i) these particulars are intended for guidance only. They are prepared and issued in good faith and are intended to give a fair description but do 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.

PEPPER

Commercial



FOR IDENTIFICATION ONLY



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