

PEPPER

C o m m e r c i a l

TO LET GROUND FLOOR

**UNIT 5 CLYST COURT
HILL BARTON BUSINESS PARK
CLYST ST MARY
EXETER
EX5 1SA**



SELF CONTAINED OFFICE ACCOMMODATION

Approximately 151.93 sq.m. (1,635 sq.ft.)

Ref 196

01392 874209

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

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SITUATION AND DESCRIPTION

The Hill Barton Business Park is located approximately 2.6 miles 4.2km east of junction 30 of the M5 Motorway along the A3052 Sidmouth Road. The entrance to the development is opposite the turning for Crealy Adventure Park a major leisure location in the locality. The City of Exeter, now a major regional business location, is just to the West of the motorway.

The entire development has grown rapidly over the past few years with occupiers such as John Lewis, Kandy Toys and B T Jenkins. There has been a recent extension to the park with the arrival of Mercedes Benz and Stihl. Clyst Court was constructed in the early 2000's by Devon Contractors Limited and comprises two terraces of similar terraced units in a back-to-back arrangement. The units are of steel portal frame with part brick and clad elevations and apexed insulated sheet steel roofs incorporating translucent panels.

Unit 5 comprises the end terraced unit that provides 2 floors of independent self-contained offices with associated allocated parking

ACCOMMODATION

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

	Metric	Imperial
Unit NIA	151.93 sq.m	1,635 sq.ft.

TO LEASE

The property is available by way of a new 3-year or 6-year term with mid-term open market rent review.

PRINCIPLE FEATURE INCLUDE

- Fully carpeted and decorated to high standard
- The suite has its own front door
- 6 allocated parking bays
- Kitchenette & storeroom
- Storage areas
- Air-conditioned board room.
- Gas fired central heating
- Suspended ceiling with inset LED lighting
- Air-conditioned server room

RENT

£15,500 p.a. (£9.48 p.s.f.)

SERVICES

All main services are available.

ENERGY PERFORMANCE CERTIFICATE

The property has been assessed with a C rating.

RATES

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

Rateable Value: £23,750

Rates payable: £10,260 p.a. (43.2p 2026/27)

YOU ARE ADVISED TO CHECK

LEGAL COSTS

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

VAT

All figure quoted are plus VAT

SERVICE CHARGE

There is an annual service charge for the maintenance of the entire estate including roads and communal areas

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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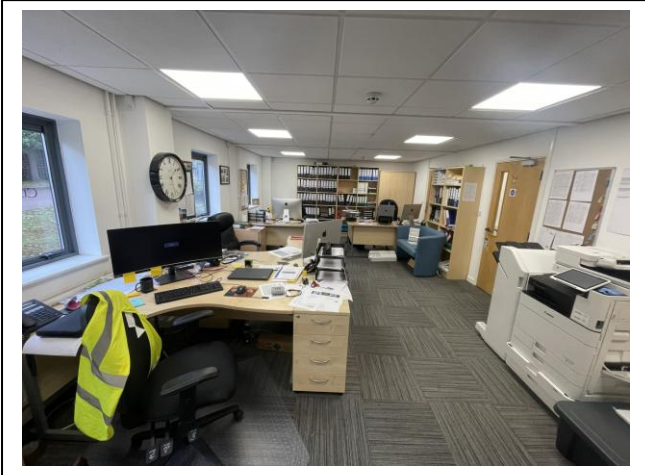
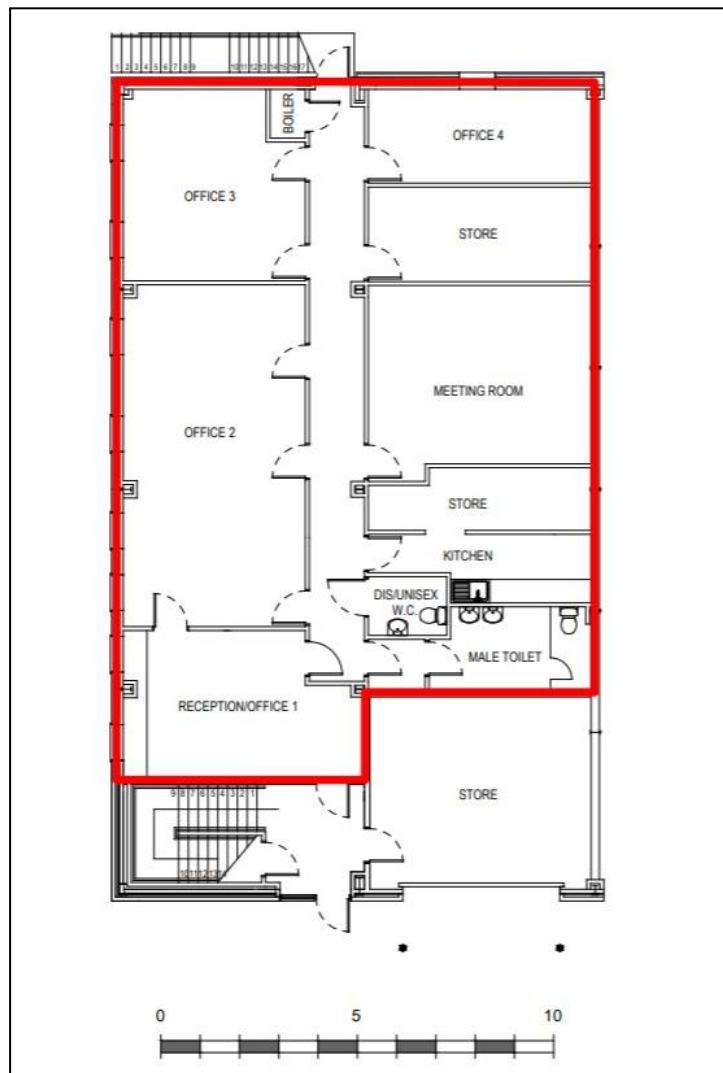
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