PEPPER

Commercial

TO LET

MODERN BUSINESS UNIT

UNIT 6, PARK COURT
DEVONSHIRE ROAD
HEATHPARK INDUSTRIAL ESTATE
HONITON
DEVON
EX14 1SW



2,593 SQ.FT. (240.89 SQ.M.) Approx

Ref 198

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
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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.

Unit 6 forms 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

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

	Metric	Imperial
Unit depth max	20.89	68'6"
Unit width max	11.89	39'0"
Ground Floor	240.89	2,593

- Warehouse with full height 6.17m to eaves
- HGV roller shutter door access
- Allocated parking
- 3 phase power
- Pedestrian access
- Suspended Sodium lighting

LEASE

The unit is available on new 6-year full repairing & insuring lease, outside the security of tenure provisions of The Landlord & Tenant Act 1954 Pt II, with a mid-term open market rent review.

RENT

The ingoing rental to be £19.750 p.a. (£7.61 p.s.f.)

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment rating C

VAT

All figures quoted are plus VAT where chargeable.

BUSINESS RATES

We have gained the following information via the Valuation Office Web site.
Rateable Value: £27,250
Rates payable: £11,772 p.a. (x 43.2p 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**

PEPPER Commercial

ap@peppercommercial.co.uk

Adam Parsons 07808 473248



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FOR IDENTIFICATION ONLY

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