



To let

Unit 1, Harrier Court, Westcott Lane, Exeter Airport, Devon, EX5 2DR

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Ground floor warehouse with first floor offices

Close to Exeter Airport and M5 Motorway

Approx: 1,918 sq ft / 178.1 sq m

With 3 parking spaces (ability to park up to 5-6 cars on site)

To let: £15,000 per annum exclusive

Location

Harrier Court is situated on Westcott Lane, around half a mile to the east of Exeter Airport Business Park and the airport itself. From the business park the A30 dual carriageway is around 0.5 miles away, leading to Junction 29 of the M5 motorway around 2 miles away. Exeter city centre is around 7 miles away and there are bus links from the Airport Business Park.

Description

Harrier Court was built around 12 years ago and comprises a development of small commercial units which are in a mix of office and warehouse uses.

Unit 1 is an end-terrace unit which comprises a warehouse and disabled WC on the ground floor, and offices on the mezzanine.

The **ground floor warehouse** has suspended ceilings (height 2.57m) with recessed lighting; the loading door gives access circa 2.5m wide. There is a kitchen point adjacent to the WC.

The **mezzanine offices** have suspended ceilings with recessed category-2 lighting, heating and cooling via air conditioning units in the ceiling plus wall-mounted electric heaters, under-floor trunking incorporating ample power and Category-5 power and data via perimeter trunking and carpeted floors.

The unit has a security alarm and a 3-phase electricity supply.

There are three allocated parking spaces to the front, with ability to double park to fit up to 6 cars on site.

Accommodation

Gross internal areas as follows:-

Ground floor	1,090 sq ft	101.2 sq m
First floor	828 sq ft	76.9 sq m
TOTAL GIA:	1,918 sq ft	178.1 sq m

Terms

Available by way of a new lease, on full repairing and insuring terms, at an initial annual rent of £15,000 per annum exclusive. All other terms, including lease duration, are subject to negotiation.

An estate charge is payable, fixed at £80 per month in the current year. The Tenant is also responsible for the cost of buildings insurance, which is understood to be around £450 in the current year.

Energy Performance Certificate (EPC)

Assessed in Band B.

Business Rates

The property is currently assessed with an adjoining unit and will need to be re-assessed. The revised assessment is anticipated to be at a level at which Small Business Rates Relief will apply.

VAT

VAT is applicable to the rent and estate charges.

Broadband

The property is currently supplied with two fibre optic cables, each with a capacity of 100mbps.

A report on the broadband services available to this address, and the relative speeds they may offer, is available on request.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

Viewing & further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@scceexeter.co.uk





Ground floor warehouse



Ground floor warehouse



First floor offices



Exeter Office

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