



**B**  
BURRINGTON  
ESTATES

stratton  
creber  
commercial  
property consultants

# For sale

To register your interest contact:  
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## Burrington Business Park, Skypark, Exeter, Devon, EX5 2FW

35 high-quality business units, available August 2021

Situated on emerging business park with excellent  
motorway access

Units from 1,000 sq.ft (92.9 sq.m), with option of  
mezzanine

Generous parking provision

High degree of glazing allows office /showroom fit-out

For sale: from £190,000 + VAT (freehold)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)



## Location

SkyPark is recognised as the most significant Business Park development in the South West, with 100 acres of landscaped development. It is situated on the northern perimeter of Exeter Airport, close to the developing new town of Cranbrook.

The location is strategically positioned within easy reach of the M5, and with excellent transport links. Neighbouring businesses include Lidl distribution centre, DPD, Amazon, LiveWest and ASOC.

SkyPark is part of Exeter & East Devon Enterprise Zone providing business rates relief for new and growing businesses, worth up to £55,000 per business per year for 5 years.

## Description

Burrington Estates' SkyPark Exeter development comprises 35 new commercial units, plus an on-site café.

The units provide high levels of environmental performance and cost efficiency, being designed to BREEAM 'Excellent' standard, and features include the latest insulated panel technology, solar PV and electric vehicle charging points.

The eaves height permits the installation of a mezzanine floor, and full-height curtain wall glazing for maximum natural light permits the units to be fitted out as offices and/or showroom space.

Flexible accommodation layouts can be accommodated by installation of mezzanines and combining units.

Each unit has allocated parking plus a loading bay.

## Accommodation

The units will have ground floor Gross Internal Areas from 1,000 to 1,200 sq.ft (9.29 to 111.5 sq.m). Larger units can be offered by combination of units.

The units can also be offered with half- or full mezzanines.

## Planning

The units are offered with planning consent for office and industrial uses.

## Terms

The units are offered by way of freehold sales on the following bases:

Unit Type	Area (sqft)	Price (£)
Shell & Core	1,000	£190,000
Half Mezzanine & WC	1,500	£220,000
Full Mezzanine & WC	1,960	£250,000

## Broadband/connectivity

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

## Business Rates

The units will be assessed for business rates on completion. The scheme is within the Exeter & East Devon Enterprise Zone providing business rates relief for new and growing businesses, worth up to £55,000 per business per year for 5 years.

## Services

All mains utilities will be connected and separately metered to each unit.

## VAT

VAT is applicable to the sale prices.

## Legal Costs

Both parties to bear their own legal costs in the transaction.

## Viewing & Further information

Strictly by appointment through the sole agents:

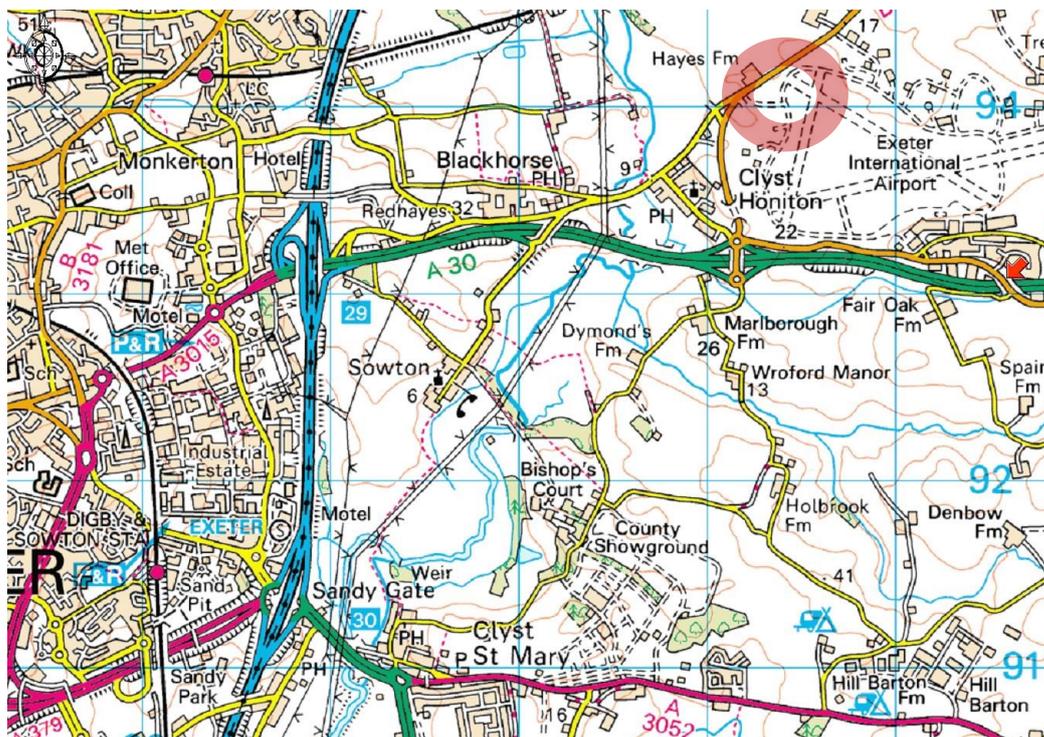
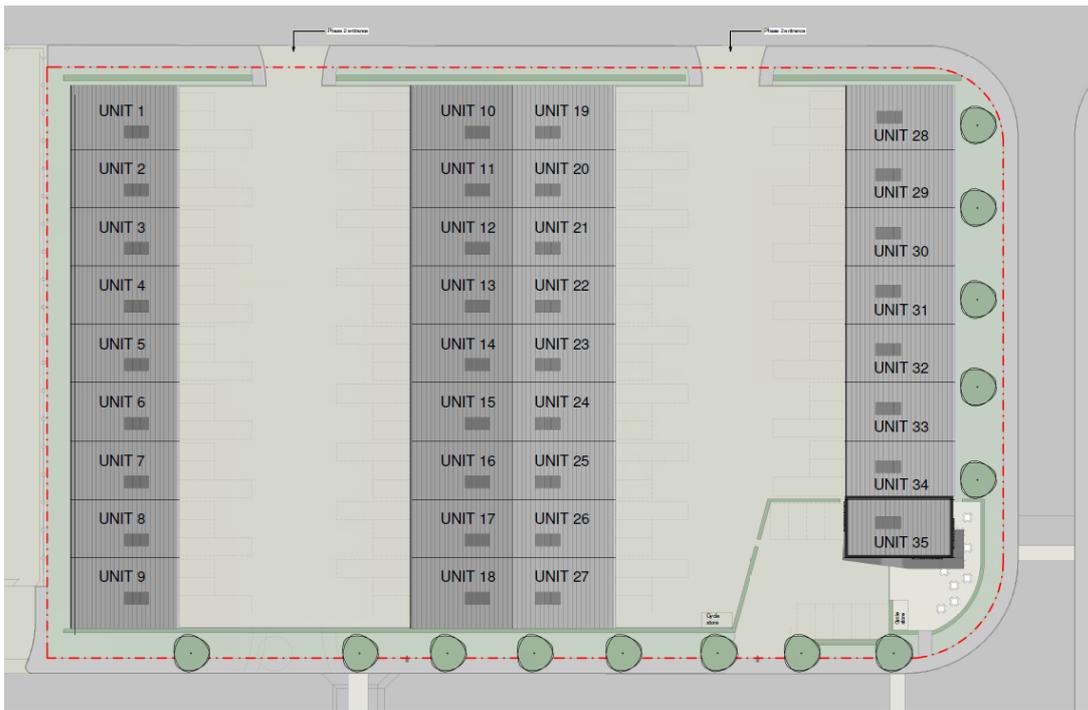
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