

Aaron Fox

TO LET

MODERN LIGHT INDUSTRIAL UNIT WITH 1ST FLOOR OFFICE ACCOMODATION

Approximately 164 sq.m (1,768 sq.ft)

**UNIT 2 KINGSGATE BUSINESS PARK
HEATHPARK INDUSTRIAL ESTATE
HONITON, DEVON**



This modern light industrial unit forms one of a terrace on the popular Heathpark Business Park on the outskirts of the Honiton. The unit is well fitted out with first floor offices and storage.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
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SITUATION AND DESCRIPTION

The premises are located in Duchy Road on the rapidly expanding Heathpark Industrial Estate, which is situated to the west of the town. The Heathpark estate has seen substantial growth over the last 4 years with the development of the latest phase of Heathpark providing a mixture of local and regional occupiers for industrial, distribution and trade counter uses. The estate is very accessible with ease of access to Exeter linking with the A38 to Plymouth and the A30 extension into Cornwall and the M5 motorway linking to the national motorway network.

Honiton is a busy market town set in delightful countryside with a good resident population approaching 8,500 and a substantial drive to work population covering a large part of East Devon and incorporating Exeter and its environs. The unit has first floor offices and storage, and would therefore suit a variety of trades with early occupation now available.

ACCOMMODATION

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

Workshop 13.59m x 7.38m (44'6" x 24'3") max

The unit is accessed via an up and over door incorporating 2 glazed panels and providing good vehicular access and a part glazed pedestrian door. A lobby with leads to



Office No.1 3.65m x 3.17m (12' x 10'5") max

Window overlooking forecourt area. Carpeted. Strip lights. Shelves as fitted.

Cloakroom

Wash hand basin, worktop with shelves below. Door to toilet with low level w/c suite and hot water cylinder.

First Floor Mezzanine Area

Leading off of the workshop is a metal staircase to

Office No.2 3.4m x 2.7m (11'2" x 8'9") max

Two windows overlooking the workshop. Carpeted; suspended ceiling with integral strip lights.

Office No.3 7.34m x 3.5m (24'1" x 11'5") max

A large office with 2 windows overlooking the workshop; carpeted; suspended ceiling with integral strip lights and part glazed divider creating an additional office area.

Storage Area 3.9m x 1.5m plus 3.6m x 3.1m (12'9" x 4'11" plus 11'9" x 10'2") max

EXTERNALLY

The property benefits from 4 reserved car parking spaces.

LEASE

A new 6 year FRI lease is available with a rent review and break clause at the end of the third year.

RATES

Rateable Value £4,750

We understand that a refund may be available under the Small Business Rate Relief scheme. Please contact East Devon District Council (01395 516551) for details.

RENT

£8,500 per annum exclusive.

SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available.

LEGAL COSTS

A contribution of £450 plus VAT is required towards the Landlord's legal costs including abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148)

Aaron Fox

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