

Aaron Fox

TO LET

MODERN 2 STOREY OFFICE BUILDING WITH CAR PARKING

From 102 - 208 sq.m (1,102 - 2,248 sq.ft)

**UNIT A5 SILVERDOWN OFFICE PARK
FAIR OAK CLOSE
CLYST HONITON
EXETER**



An end terraced building within this prestigious office development offering an opportunity to take a new lease either of the whole building or floor by floor, with ample parking in a landscaped setting.

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

Aaron Fox

SITUATION AND DESCRIPTION

The Silverdown Office Park occupies an easily accessible location approximately just 2 miles from junction 29 of the M5 motorway, the Sowton Industrial Estate and Exeter Business Park. Communications are good with quick and easy access also available to the adjacent A30 dual carriageway joining with the M5 Motorway at Exeter and Honiton and onto the M3 and into London. These easy connections to the principle trunk routes through the county make this an ideal base for a company covering a wide geographical area. Communications generally are excellent for the city with a mainline railway station (St David's, Exeter - Paddington, London) and a busy Regional and National airport adjoining the site.

Exeter is the capital city and county town of Devon and has firmly established its reputation as being the commercial centre for the South West. The city has a population of approximately 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. The city has a comprehensive range of retail facilities including the much praised Princesshay Scheme. The Business Park comprises a mix of office and light industrial/warehouse users together with some high tech manufacturers and service industries.

The premises were constructed approximately 3 years ago and were built to a high standard including triple glazed windows, raised floors and suspended ceilings, air heating and climate cooling system plus toilet and disabled WC accommodation including a shower. The building has 5 reserved car parking spaces.

ACCOMMODATION

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

GROUND FLOOR

Accessed from the car parking area into an impressive glazed reception area with door to the ground floor and feature staircase leading to the first floor.

Office Suite No 1 **10.98m x 8.35m (36'0" x 27'5") max**
Open plan office with ample windows to 2 elevations with glazed door to the landscaped area and car park. Suspended ceiling with integrated strip lighting. Raised floor data boxes. Kitchenette area with stainless steel sink with cupboards below.

Meeting Room **4.77m x 3.60m (15'8" x 11'10") max**
Window to the front. Suspended ceiling with integrated lighting.

Disabled Toilet / Wet Room
W/C suite and wash basin. Electric shower unit. Tiled floor with tiled walls.

FIRST FLOOR

Office Suite No 2 **4.34m x 8.31m (47'0" x 27'3") max**
A large open plan office with windows to 3 elevations. Kitchenette area with stainless steel sink unit with cupboards under. Heating / cooling unit. Suspended ceiling with integrated lighting. Raised floor data boxes

Toilet
WC suite with wash hand basin. Tiled walls and floor.



EXTERNALLY

The office building has 5 reserved car parking spaces.

LEASE AND RENT

A new 6 year FRI lease is available, contracted outside of the landlord and tenant act, with a rent review at the end of the third year. The rent is £14,000 for the ground floor or £14,500 pa for the 1st floor. Alternatively a figure of £28,000 is sought for the whole building.

VAT

VAT is chargeable on the rent in this instance.

SERVICES

Mains water, drainage, gas and electricity are available.

Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.

Aaron Fox

RATES

Rateable Value: - To be assessed
Please contact East Devon District Council for an indication of the likely rates payable. (01395 516551)

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for this property. Further details are available on request.

LEGAL COSTS

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

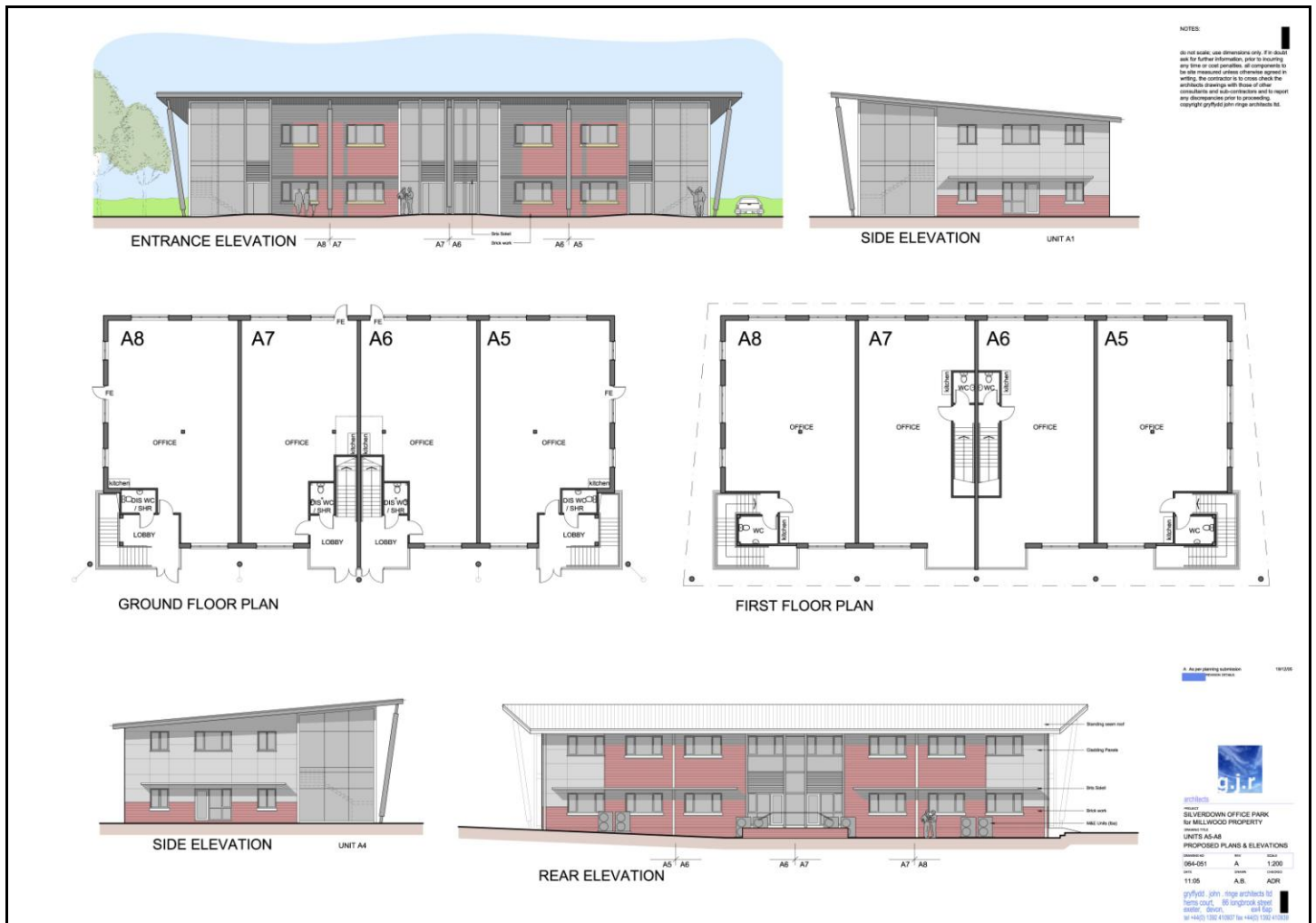
VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0514)

Aaron Fox

Email: tn@aaronfox.co.uk

Tel : 01392 204303



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing AARON FOX has any authority to make or give any representation or warranty whatsoever in relation to this property. **Floorplans** are for illustrative purposes only. Please note that AARON FOX uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact AARON FOX. All rentals and prices are exclusive of VAT where applicable.