



# To let

## Unit 1, Lancaster Court, Exeter Airport Business Park, Clyst Honiton, Exeter, Devon EX5 2DP

Viewing by prior appointment with  
Jonathan Ling:

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Modern industrial/warehouse unit with quality office content

Prominent position on popular business park, close to A30 and M5 Jct 29

Approx: 3,846 sq ft / 357.4 sq m

To let: £25,000 per annum exclusive

## Location

Lancaster Court comprises a modern development of 7 units very prominently located adjacent to the Exeter to Honiton dual carriageway at Exeter Airport with easy access to Junction 29 of the M5 motorway and approximately 5 miles from Exeter city centre.

Unit 1 is located adjacent to units occupied by Avis and Connexion World Cargo, and other occupiers at Lancaster Court include TNT. Flybe have their national headquarters in the adjacent Exeter International Office Park.

## Description

Units at Lancaster Court are built to a high specification, comprising steel portal frame with quality plastic-coated steel sheet cladding with part brickwork external elevations under a curved steel sheet covered roof. Unit 1 was originally fitted out as a shell with a disabled w/c and an up and over loading door. However, since this time, first floor offices have been installed with windows to the front and side elevations, together with a ground floor kitchenette facility and ground floor office/showroom. Features include:-

- Ground floor warehouse with sodium spot lighting.
- Double glazed powder-coated aluminium windows with blinds.
- 3 upstairs offices plus ground floor office/showroom, all with suspended ceilings, cat-2 lighting and electric wall-mounted heaters, power and data points.
- Burglar alarm and fire alarm.
- Car parking for 7 vehicles and good vehicle manoeuvring space.
- Front up-&-over loading door (3.7m wide x 4.5m high) (12'4" x 14'9").

## Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis)

### Ground floor

Overall: 11.88m x 24.21m (287.6 sq m)  
39' x 79'5" (3,095 sq ft)

The ground floor is laid out as open plan warehouse space (totaling approx. 2,285 sq ft) together with the remainder comprising ancillary accommodation approached via a front personnel door laid out as a reception area with vinyl tile floor and spot lighting, disabled wc, kitchenette, office/showroom and steel staircase to the first floor.

### First floor

Overall: 6.4m x 10.9m (69.76 sq m)  
21' x 35'9" (751 sq ft)

This area is laid out as 3 fitted offices.

**Total: 357.4 sq m (3,846 sq ft)**

## Services

Mains electricity (including 3 phase), and water are all connected with drainage being to a private system.

## Rateable Value

We are informed by the Valuation Office Agency website of the following assessment:

Rateable value: £26,250.00  
Rates payable 2016/17: £13,046.25

## Terms

The property is offered by way of a new lease on terms to be agreed between the parties. The initial annual rent is to be **£25,000 per annum exclusive**.

## Energy Performance Certificate (EPC)

An EPC has been prepared and the rating is C (72).

## VAT

VAT is applicable to the rent and any other charges at the prevailing rate.

## Legal Costs

The parties are to be responsible for 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

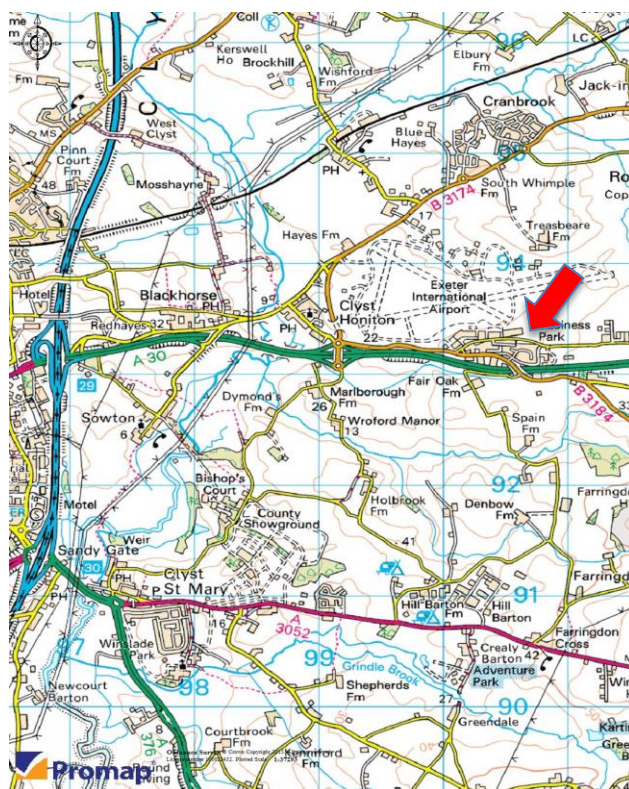
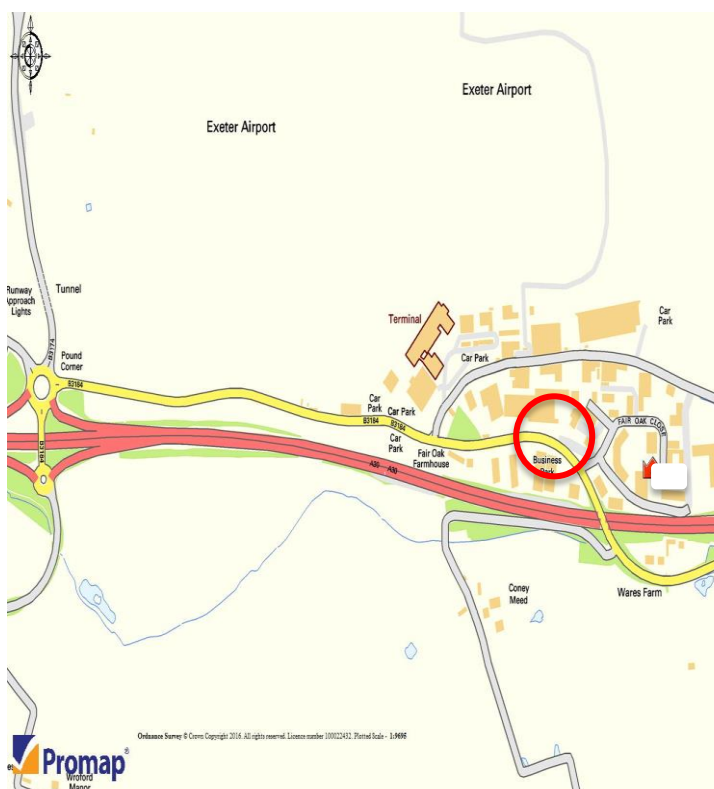
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Warehouse



Ground floor meeting room/showroom

**Exeter Office**

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