



stratton  
creber  
commercial

property consultants

To let

Unit 2, Topsham Units, Dart Business Park,  
Topsham, Exeter, Devon, EX4 0QH

Modern business unit with quality fit-out, suitable for  
office/light manufacturing uses

With parking to front and secure compound to the rear

Approx: 1,509 sq ft / 140 sq m

Rent: £12,500 p.a.x.

Viewing by prior appointment with  
Jonathan Ling

**(01392) 202203**

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

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

## Location

The Topsham Business Units, built in 2006, are located at the Dart Business Park, to the east of Topsham and close to the A376, which links with Junction 30 of the M5 Motorway less than 2 miles to the north.

The Dart Business Park is located directly opposite Dart's Farm shopping village, which includes café/eating facilities, food and non-food retail outlets. To the front of the business park are retail outlets including Amos Lighting and Sapphire Interiors.

## Description

**Unit 2** has four allocated parking spaces to the front, concrete access apron plus a **fenced storage compound** to the rear offering level, gravelled storage space. The unit has high-quality finishes and external design and features include:-

- High levels of insulation to walls, roof & floor.
- Loading doors and separate pedestrian doors to both front and rear elevations, allowing vehicle access to the rear compound
- Porthole window to front elevation, window panels in loading door and 10% roof lights.
- Roof-mounted natural ventilation units for rapid and trickle ventilation.
- Disabled WC to the front of the unit.

Studwork walls currently form a smaller front room and a larger rear room, both with windows onto the warehouse and light panels in the ceilings. The structure is understood to be capable of supporting additional accommodation at first floor level.

## Accommodation

Gross Internal Area: 1,509 sq ft (140.2 sq.m) on ground floor, around 50% of which is full-height warehouse and 50% is office/light production space.

## Lease Terms

The unit is offered on a new lease on terms to be negotiated, at an initial annual rent of **£12,500 per annum exclusive**.

There is an estate charge which covers all costs of management and maintenance of shared parts of the

estate, understood to currently be around £280 per quarter but please ask for details.

## Broadband

A report on available speeds is available on request.

## Rateable Value

The unit has a 2017 rateable value of £8,200 and the rates payable in the year 2017/18, before any rates relief, are understood to be £3,821.20. Small Business Rates Relief is available to qualifying companies in respect of this unit and can offer 100% relief in the current year.

## Energy Performance Certificate (EPC)

To be assessed.

## VAT

VAT is applicable to the rent and estate charge.

## Legal Costs

Both parties to bear their own legal costs.

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



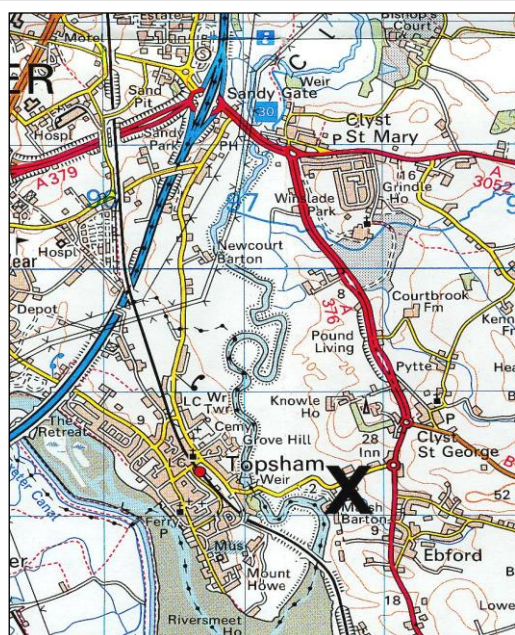
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