



FOR SALE

Unit 28, SkyPark

De Havilland Road, Exeter, EX5 2GE

Highly prominent warehouse unit – 1984 sq ft (approx. 184 sq m)



Location

This prominent warehouse unit is situated within the first phase of the Burrington Business Park development.

It is accessed off the Clyst Honiton Bypass which provides a direct link to the A30 and Junction 29 of the M5. A bus service runs past the site linking the nearby Cranbrook housing development to Exeter City Centre. Cranbrook also has a station within walking distance.

A30



0.5 miles

M5



2.0 miles

**Railway
station**



Airport



Accommodation

Description

The property comprises an end of terrace warehouse unit with secure storage, and a full mezzanine which has been fitted out as offices to a very high standard.

Internally, the unit benefits from double glazing and air conditioning, and has two WCs, and a ground floor kitchen.

Loading is provided via a single surface level electric loading door and a separate pedestrian entrance, both situated at the front elevation of the property.

Parking

The property benefits from its own allocated loading forecourt and allocated car parking.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Warehouse	983	91
Mezzanine	1001	93
TOTAL	1,984	184

**Mezzanine
1,001 sq ft**



**Fully accessible
raised floors**



**Onsite
parking**



Loading Door



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for E, B2 and B8 use but any occupier should make their own enquiries to the Planning Department of Exeter City Council.
Tel: 01404515 616 or [East Devon District Council](#)

Business Rates

Interested parties should make their own enquiries to East Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is A and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Price

The property is available at £350,000 exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



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AK Ref: NS/DS/99824

Date: May 2024

Subject to Contract



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2. Misrepresentation Act 1967

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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

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PROPERTY CONSULTANTS

