



SM
Book Keeping, Payroll
Tel: 01404

FOR SALE/ TO LET

Unit 16, Flightway Business Park

Dunkeswell, EX14 4RD

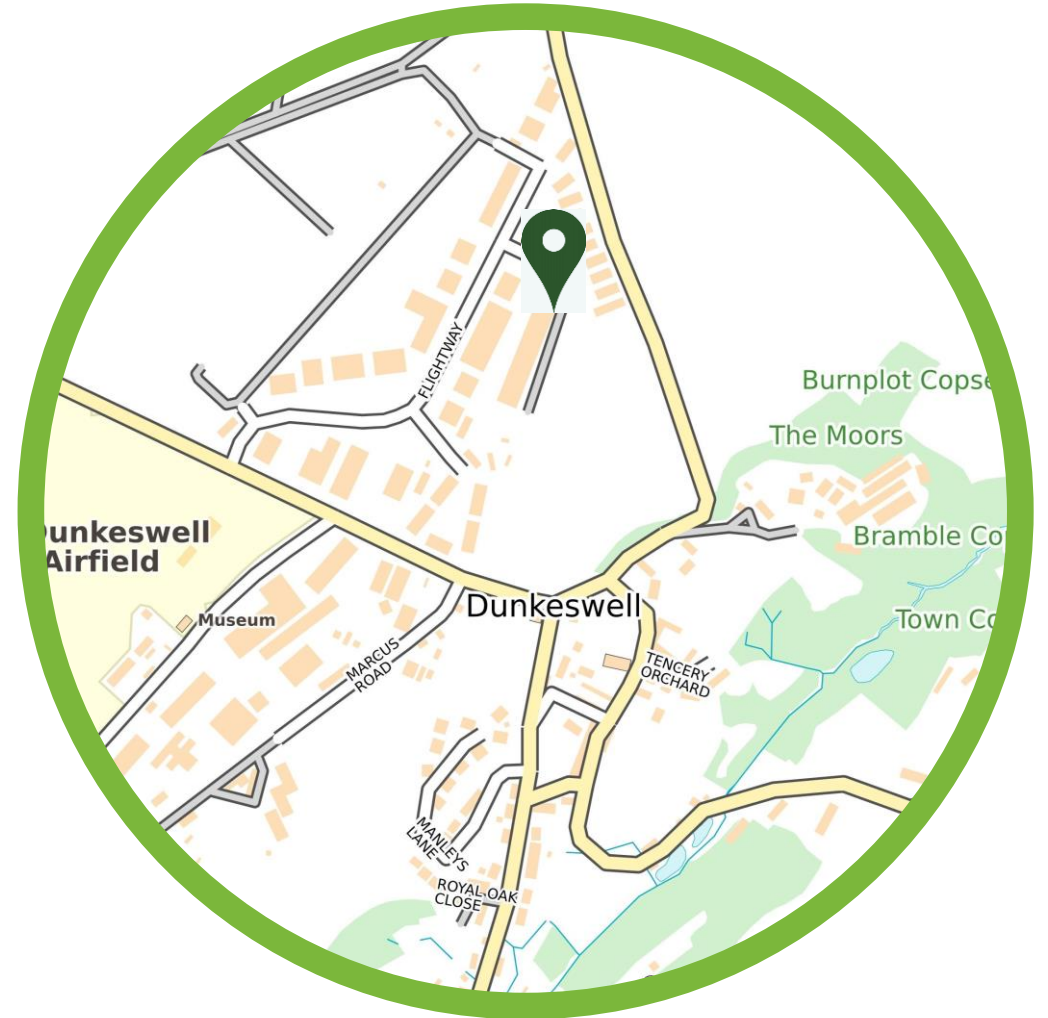
Mid-terrace Industrial Unit– 1,387 sq ft gross approx

Location

Located at the heart of the popular Flightway Business Park in Dunkeswell, the site is in a rural position in the Blackdown Hills.

The unit is conveniently located, being only 6 miles from Honiton, 10 miles from Wellington and J26 of the M5 motorway, 15 miles from Taunton and 23 miles from Exeter.

There is also the no.20 bus line run by Dartline Coaches, which travels from Honiton to Dunkeswell Airfield four times a day.



M5



17 miles northwest

Honiton



6 miles

Exeter



23 miles

Accommodation

Description

The property is a mid-terrace unit, fitted out to a high standard to include:

Mezzanine to first floor

- Ground floor production area
- Ground floor offices
- Ground floor kitchen
- Ground floor WC and shower
- Eaves height 5.78m / 2.7m under mezzanine
- Single roller shutter door

The mezzanine is of high standard and covers much of the first floor, the unit also benefits from a single phase 100-amp power supply and telephone connection.

Parking

There is parking available at the front of the Unit.

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
Ground floor	744	69.13
First floor	502	46.68
TOTAL	1246	115.816

Office content



Truck parking



Onsite parking



Recessed lighting



Kitchenette



WC facilities



► Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use, but any occupier should make their own enquiries to the Planning Department of East Devon District Council.

Tel: 01404 515 616 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 E111, 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](#)

Lease/ Purchase Terms

The property is available on a new full repairing lease with terms to be negotiated, or the freehold interest in the property is available.

Rent/Purchase Price

The property is offered to let for £9,500 per annum exclusive of VAT. Or, available to purchase at £110,000 + VAT.

Legal Costs

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

References/Rental Deposits (for leasehold only)

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers 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:



Alder King Property Consultants

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www.alderking.com

AK Ref: 100019

Date: June 2024

Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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

