

# TO LET

## MODERN PRESTIGIOUS OFFICE BUILDING ON SOUGHT AFTER BUSINESS PARK WITH 6 PARKING SPACES

**Available as a whole building or as individual Floors**

Ground Floor of 103 sq.m (1,108 sq.ft) and First Floor of 107 sq.m (1,153 sq.ft)  
so totalling some 210 sq.m (2,261 sq.ft) with 6 car parking spaces

**5 SILVERDOWN HOUSE, SILVERDOWN OFFICE PARK,  
FAIR OAK CLOSE, CLYST HONITON, EXETER, DEVON, EX5 2UX**



An opportunity to occupy this well-located semi-detached Office building on the popular Silverdown Office Park adjacent to Exeter Airport. The building is arranged on Ground and First floors and is one of the larger buildings, with a dual aspect and impressive glazed entrance lobby, and is available as a whole or floor by floor. To the front and side are 6 reserved car parking spaces. Access to the A30 and M5 Motorway is easy with the Airport close by. The premises are available from the 10<sup>th</sup> June on the expiry of the existing lease.

**T. 01392 691007**

**M. 07831 273148**

**E. tn@noonroberts.co.uk**

#### 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 the Exeter Business Park. Communications are excellent with easy access also available to the adjacent A30 dual carriageway joining with the M5 Motorway at Exeter and leading to Honiton and onto the M3 into London. These easy connections to the principle trunk routes make this an ideal base for a company covering a wide geographical area. Communications generally are excellent with Exeter City centre within easy reach offering a mainline railway station (St David's, Exeter - Paddington, London) and a busy Regional and National airport adjoining.

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 120,000 with a 'drive to work' population of some 480,000 within a 45-minute catchment area and offers a comprehensive range of retail and leisure facilities. The Silverdown Office Park has a good mix of professional Office and Medical related users, making this a very sought-after location.

#### ACCOMMODATION

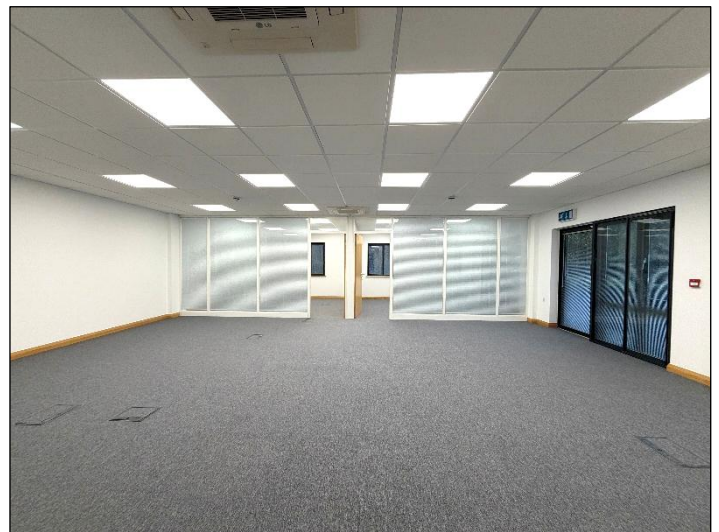
Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

##### GROUND FLOOR

Approached from the landscaped Car Parking area via a glazed entrance door within a very impressive glazed entrance foyer with feature staircase to the first floor. Electric wall heater. Doors to ..

##### Meeting Room 1 **4.78m x 3.59m (15'8" x 11'9") max**

Large window to front. Suspended ceiling with integrated lighting. Carpeted. Floor boxes for power and data. (Note: - This can be accessed separately off the entrance lobby so can be used without entering the ground floor office suite if required)

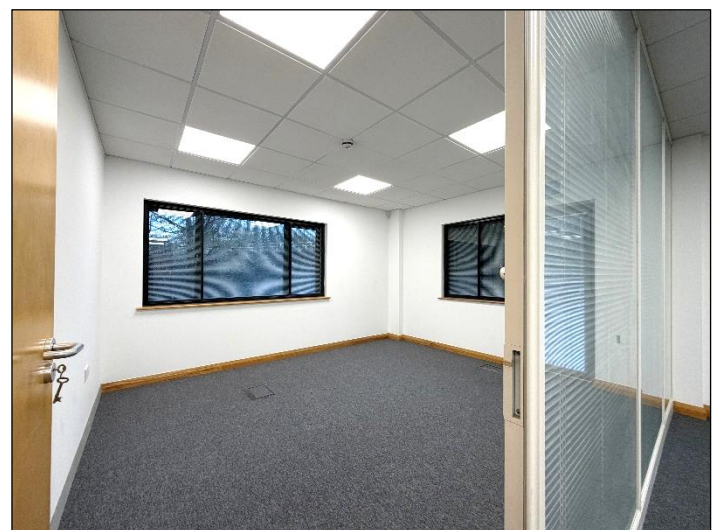


##### Main Office 2 **10.99m x 8.34m minus 3.73m x 1.56m ) 36'0" x 27'4" minus 12'3" x 5'1") max**

Spacious office with 2 useful cellular offices on the rear elevation. Dual aspect windows to 2 elevations making this a light and airy space. Glazed door to rear car park area. Suspended ceiling with integrated lighting. Power as fitted with floor boxes for power and data. Ceiling cassette for Air Con / Heating system.

##### Office 3 **4.13m x 3.55m (13'6" x 11'8") max**

Window to rear plus glazed screen to the front overlooking the main office with integrated privacy blind. Floor boxes for power and data. Integrated lighting.



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



**Office 4** 4.12m x 3.54m (13'6" x 11'7") max  
Windows to 2 elevations plus glazed screen to the front overlooking the main office with integrated privacy blind. Floor boxes for power and data. Integrated lighting.

To the front of the room is a .....

#### Kitchenette

Range of wall and base unit with worktop and inset stainless steel sink unit with single drainer. Space for fridge under. Tiled splashbacks. Electric water heater.

#### Toilet

Low level WC suite with wash hand basin and DDA facilities. Tiled walls and floor. Wall mounted electric shower unit.

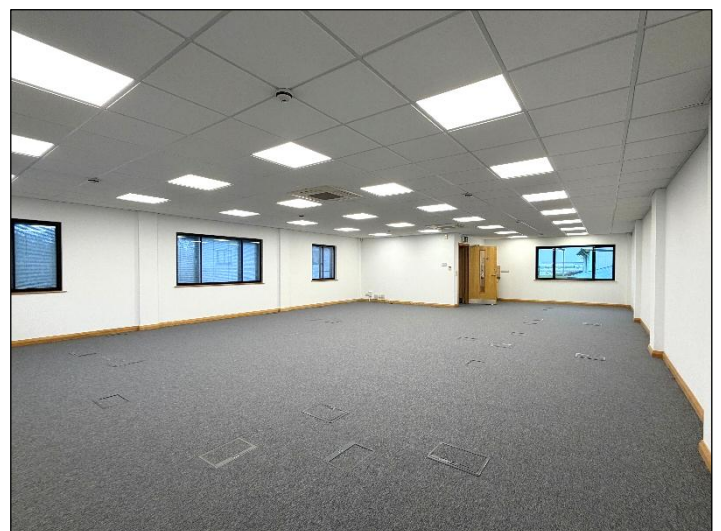
#### FIRST FLOOR

Staircase from ground floor leads up to a landing with doors to ....



**Office 5** 14.35m x 8.35m minus 3.73m x 3.34m  
(47'1" x 27'4" minus 12'2" x 10'11")

Currently arranged as a large open plan office but could easily be subdivided if required due to windows on 3 elevations. Suspended ceiling with integrated lighting. Floor boxes for power and data. Ceiling cassettes for Air Con / Heating system. To the front of the suite is a kitchen area with base and wall units with worktop and inset stainless steel sink unit and drainer. Electric water heater. Tiled splashback. Space adjoining for fridge.



#### Toilet

Low level WC suite with wash hand basin. Tiled walls and floor.

#### EXTERNALLY

To the front and side of the building is a landscaped and paved Parking area with 6 reserved car parking spaces allocated to this building.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



### RENT

A rent of £29,500 pax is sought for this well-located end of terrace Office building in a much sought-after location with easy access to all main trunk roads and Exeter Airport. Alternatively each floor is available separately at rent of £15,000 pax. Details on request.

### LEASE

The premises are available by way of a new 6 or 10 year FRI lease with an upwards only rent review at the midway point. The lease will be contracted outside of the landlord and tenant act. An Estate service charge is payable of approximately £733.50 per quarter plus VAT. The tenants will also reimburse the Landlords for the Buildings Insurance premium of £743 per annum plus VAT. The premises are available from the 10<sup>th</sup> June on the expiry of the existing lease. Earlier occupation possible by mutual agreement.

### LEGAL COSTS

A contribution of £495 plus VAT is required towards the Landlords legal and administration costs, including abortive costs, in the setting up of the new lease.

### ENERGY PERFORMANCE CERTIFICATE

An EPC has been prepared for the premises, a summary is attached below. A full copy is available to download from the web site. The Rating : A 22

### BUSINESS RATES

|                         |          |                |
|-------------------------|----------|----------------|
| Rateable Value Office:  | £ 33,000 | 2026 Valuation |
| Rateable Value Parking: | £ 3,000  | 2026 Valuation |

For further information on the Business Rates payable, please contact East Devon District Council Business rates department - (01395 516551)

### VAT

We understand that VAT is payable on the rent, service charge and Buildings Insurance.

### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0557)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

#### Energy performance certificate (EPC)

|                                                                                                  |                           |                                                                            |
|--------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------|
| Unit 5<br>Silverdown Office Park<br>Fair Oak Close<br>Exeter Airport<br>CLYST HONITON<br>EX5 2UX | Energy rating<br><b>A</b> | Valid until: 29 April 2038<br>Certificate number: 1304-0035-5902-1294-0206 |
|--------------------------------------------------------------------------------------------------|---------------------------|----------------------------------------------------------------------------|

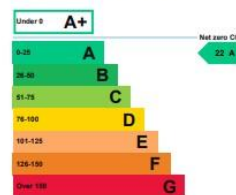
|                  |                                            |
|------------------|--------------------------------------------|
| Property type    | Retail/Financial and Professional Services |
| Total floor area | 256 square metres                          |

#### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

#### Energy rating and score

This property's energy rating is A.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

#### How this property compares to others

Properties similar to this one could have ratings:

|                                  |      |
|----------------------------------|------|
| If newly built                   | 9 A  |
| If typical of the existing stock | 35 B |



T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk



**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 NOON ROBERTS 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 NOON ROBERTS 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 NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.