



Unit 35, Onyx Business Park, de Havilland Road, Skypark, Exeter, EX5 2GG

To let

Viewing by prior appointment with
Jonathan Ling:

(01392) 202203

jonathan@sccexeter.co.uk

Newly-built high-quality business unit

GIA 139 sq m (1,500 sq ft)

Offered as shell unit for tenant's fit out

Dedicated parking/loading forecourt

To let: £15,950 pa ex

Location

Exeter is the County town of Devon and the economic hub for the area, with strong road networks, rail connection and own airport is it a vibrant and diverse centre of commerce.

SkyPark is situated on the northern perimeter of Exeter Airport, close to the developing new town of Cranbrook.

The location is strategically positioned within easy reach of the M5, and with excellent transport links. Neighbouring businesses include Lidl distribution centre, DPD, Amazon, LiveWest and ASOC.

Description

A new-build unit in mid-terrace position in a development of 36 similar units built by Onyx and completed in 2025.

The property is offered with a basic fit out allowing for maximum flexibility in its future uses and fit-out.

The unit has a forecourt providing allocated parking plus a loading bay (or additional parking).

Accommodation

Ground Floor: 1,000 sq.ft (92.90 sq.m)

Mezzanine: 500 sq.ft (46.45 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£15,950 pa ex.** Further terms to be agreed by negotiation, please contact agent for further details.

Service Charge

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road. Details of service charge are available upon request.

Environmental Credentials

The development has been designed to BREEAM (Excellent) standards, benefits from EV charging and a solar photovoltaic (PV) system installed on the roof.

EPC

Rated A (21).

Business Rates

Rateable value: £17,250.

Rates payable 2026/27 (before any applicable reliefs): £7,452.00

Interested parties should enquire of East Devon District Council's Business Rates department regarding any applicable business rates reliefs.

VAT

VAT will be applicable at the standard rate.

Planning

We understand that the current planning consent permits uses within the class B1 & B2. Interested parties are advised to make their own enquiries with the local planning authority.

Legal Costs

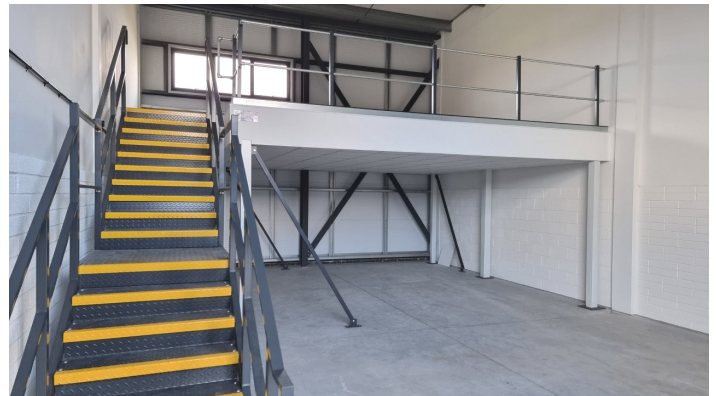
Both parties to bear their own legal costs in the transaction.

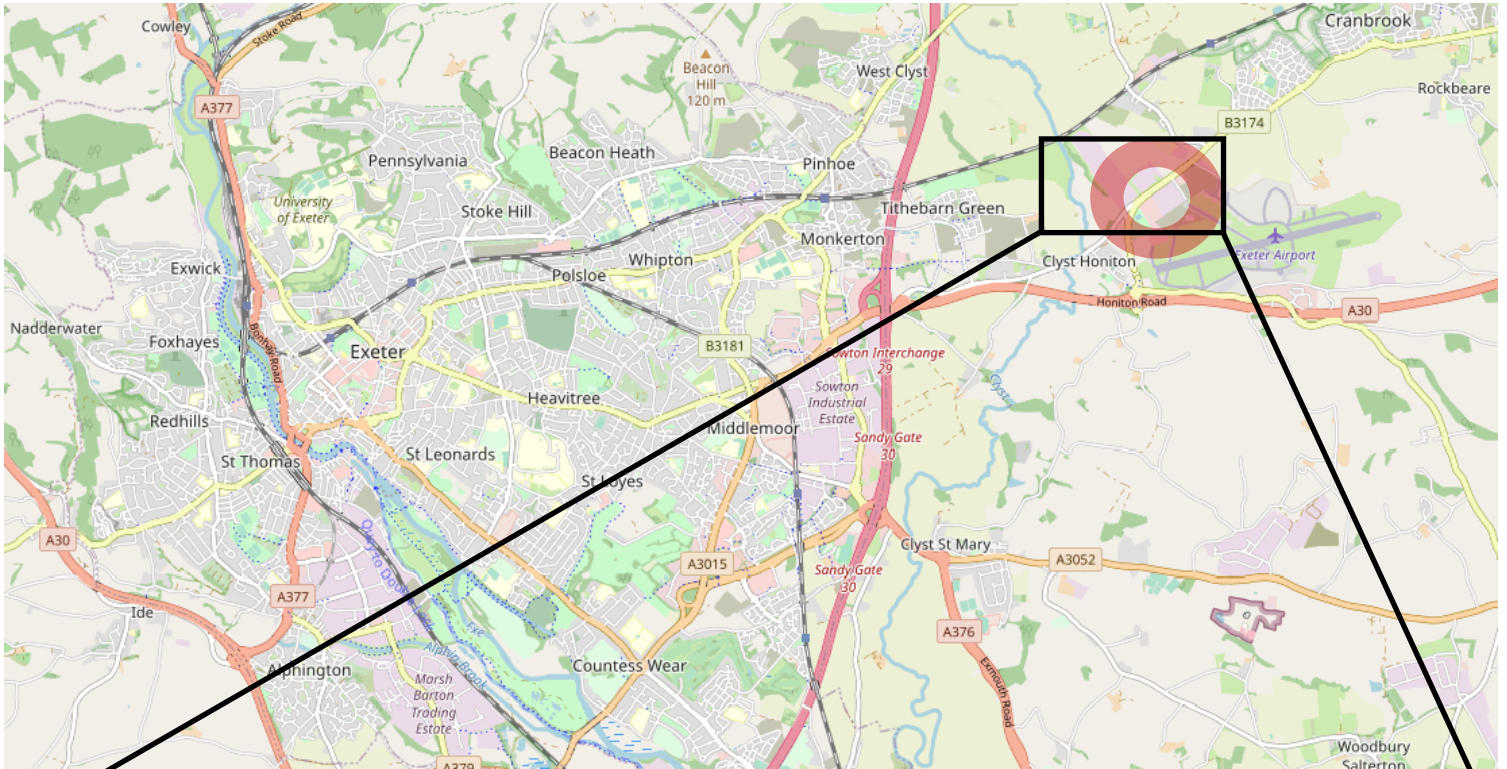
Viewing & Further information

Strictly by appointment through the sole agents:

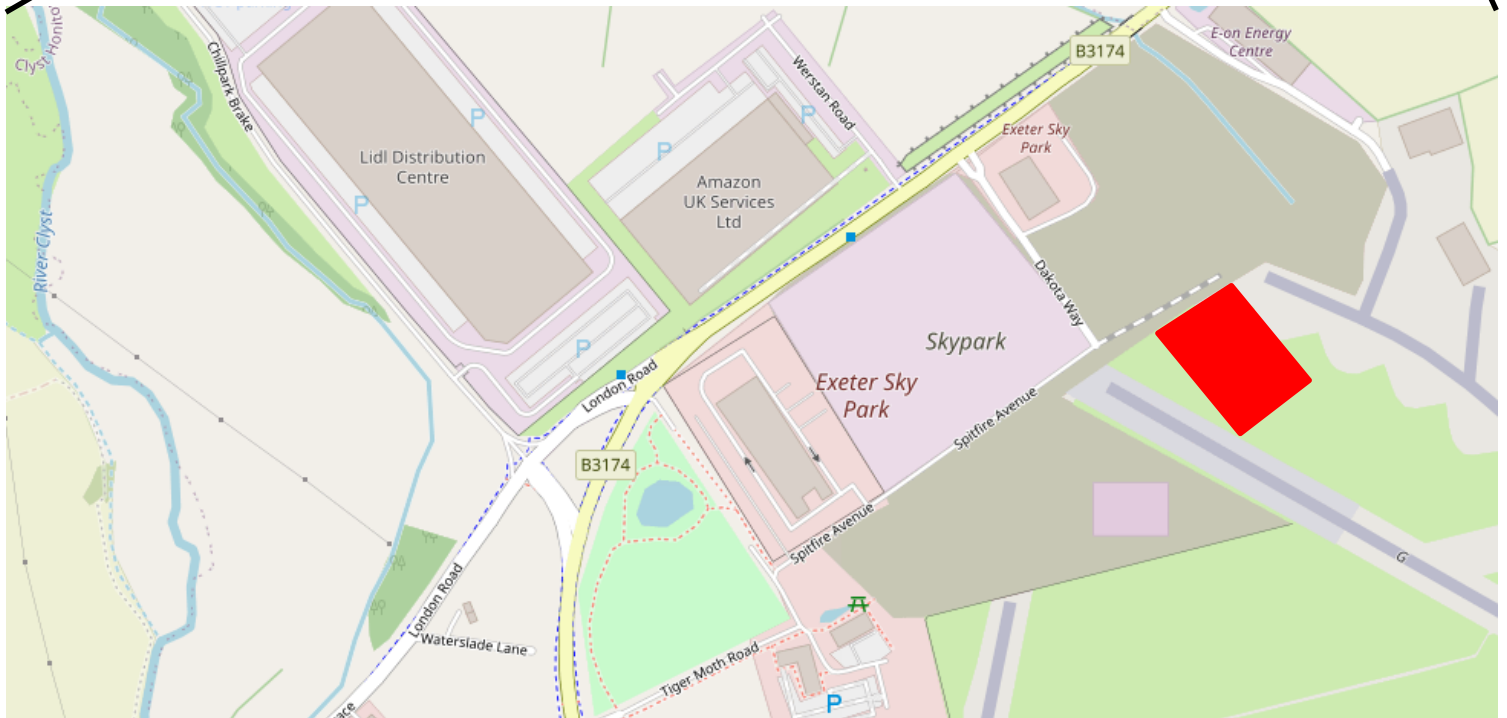
Stratton Creber Commercial

Contact: Jonathan Ling
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Source: [OpenStreetMap](https://www.openstreetmap.org/) Contributors



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