



TO LET

Unit 2, Barton Court

Jacks Way, Hill Barton Business Park, Clyst St Mary, Exeter, EX5 1FG

High quality industrial / trade counter premises – 4,569 sq ft gross approx.

Location

Hill Barton Business Park occupies a convenient position off the A3052 Exeter to Sidmouth Road approximately 3 miles to the east of Junction 30 of the M5 Motorway and just past the Westpoint Show ground.

The entrance to Hill Barton Business Park is directly opposite the entrance to Crealy Leisure Park. The subject property is located at the far end of the main internal estate road in a small terrace. Other occupiers on the business park include Kandy Toys, Fix 24/7, Red Hot Products, Mercedes and Sthil.

M5



3 miles northwest

Exeter



7 miles

Bristol



79 mile



Accommodation

Description

The premises were constructed in 2016 and fitted out to include office counter area, WC and kitchenette, with additional storage provided on the mezzanine.

In addition, the unit benefits from:

- 3-phase power supply
- Electric roller shutter door
- Halogen lighting
- Intruder alarm
- Gas

Parking

The accommodation has a total of 6 available parking spaces.

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/Showroom	4,029	374.30
Mezzanine Space	540	50.16
TOTAL	4,569	424.46

Fully accessible raised floors



Suspended ceilings



Roller shutter door



Onsite parking



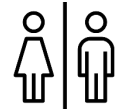
Halogen lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We understand the accommodation has planning consent for B1, B2 and B8 uses, but any occupier should make their own enquiries to the Planning Department of East Devon District Council. Tel: 01395 516551 or <https://eastdevon.gov.uk>

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 C56, 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/Tenure/Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £41,000 per annum exclusive of VAT.

Legal Costs

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

References/Rental Deposits

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:



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AK Ref: NS/JAS/101098
Date: February 2025
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.