

FOR SALE

MODERN INDUSTRIAL UNIT ON THIS POPULAR ESTATE CLOSE TO EXETER AIRPORT

Approximately 87 sq.m (940 sq.ft) on the ground floor plus mezzanine floor
of 53 sq.m (574 sq.ft) totalling some 140 sq.m (1,506 sq.ft)

**UNIT 5 HARRIER COURT, WESTCOTT LANE,
CLYST HONITON, EXETER, DEVON, EX5 2DR**



An opportunity to acquire the Freehold of this well located Industrial Unit comprising a ground floor workshop and store, plus a part Mezzanine with storage and Office accommodation, being situated close to Exeter Airport and providing easy access to the M5 Motorway via the A30 dual carriageway plus Exeter City Centre and the A38 trunk Road. Suitable for a variety of potential users, subject to the usual consents.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

Harrier Court occupies an easily accessible location approximately just 3 miles from junction 29 of the M5 motorway, the Sowton Industrial Estate and the Exeter Business Park. Road links are good with quick and easy access to the adjacent A30 dual carriageway joining with the M5 Motorway at Exeter and Honiton and onto the M3 and into London plus the A30 to Cornwall and A38 to Plymouth. These easy connections to the principle trunk routes through the county make this an ideal base for a company covering a wide geographical area. Communications are excellent for the city with a mainline railway station (St David's - Exeter to Paddington)

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 110,000 with a 'drive to work' population of some 480,000 within a 45 minute catchment area. Harrier Court comprises a mix of industrial and office users together with some high tech manufacturers and service industries. The premises have been well fitted and would therefore suit a wide variety of potential users.

ACCOMMODATION

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

Workshop

11.13m x 7.85m (36'6" x 25'9") max

Glazed entrance door with adjoining glazed panel. Roller shutter door. Concrete floor. Overhead lighting. Power as fitted with trunking to 2 walls. To the rear is a Kitchenette area with stainless steel sink and single drainer with cupboards below and wall mounted cupboards over. Tiled splashback. Space for fridge.



Toilet

Low level WC suite with 2 wash hand basins. Altro flooring. Electric water heater.

From the ground floor, a wide staircase leads up to a

FIRST FLOOR

Mezzanine Floor

**11.13m x 6.08m minus 7.04m x 2.04m
(36'6" x 19'11" minus 23'1" x 6'8") max**

Currently arranged as an area of open storage plus the following....

Office No 1

7.16m x 3.82m (23'6" x 12'6") max

Spacious office / workshop area with doors at each end allowing this to be split into 2 areas if required. Wall mounted Air con unit. Power in trunking. To one wall plus additional power as fitted. Windows to 2 elevations overlooking the warehouse area. Strip lighting as fitted.



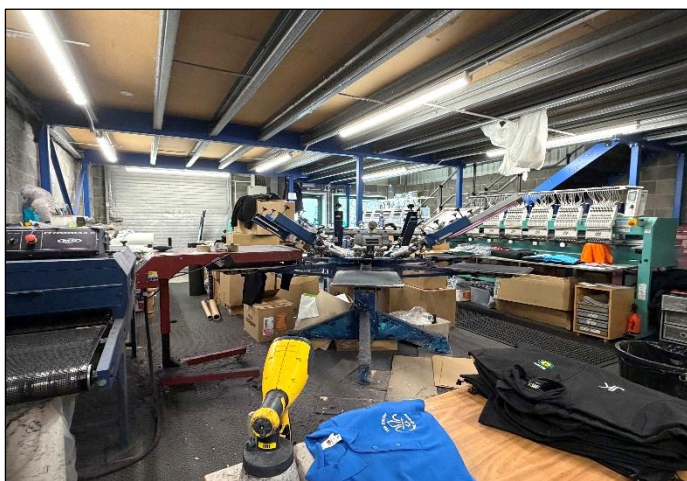
Office No 2

2.68m x 2.21m (8'9" x 7'3") max

Trunking to 2 walls with power as fitted. Carpeted. Strip lighting. Part glazed door to storage area.

EXTERNALLY

To the front of the unit is a level loading and unloading area with 3 reserved car parking spaces on the forecourt.



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SERVICES

We understand that mains electricity (including 3 phase) and mains water are available to the building. Drainage is to a private system. We are advised the building has fibre installed.

PRICE AND TENURE

Offers are sought in the region of £209,500 plus VAT for the freehold with vacant possession on completion.

SERVICE CHARGE

We understand a service charge is payable for shared services including landscaping, window cleaning, private drainage etc. The current charge is £1,500 per annum.

BUSINESS RATES

Rateable Value £11,500 (2026 Valuation List)
A reduction of up to 100% may be available under the Small Business Rates Relief scheme. To see if you or the premises qualify for this discount please contact East Devon District Council

LEGAL COSTS

Each party to be responsible for their own legal costs involved in this disposal.

ENERGY PERFORMANCE CERTIFICATE

A summary of the EPC is below, with the full version available to download from the web site. The Rating is C 64

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon (07831 273148) Ref (0919)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web: www.noonroberts.co.uk

Energy performance certificate (EPC)

Unit 5 Harrier Court Exeter Airport CLYST HONITON EX5 2DR	Energy rating C	Valid until: 2 July 2036 Certificate number: 6867-6740-6798-4480-9011
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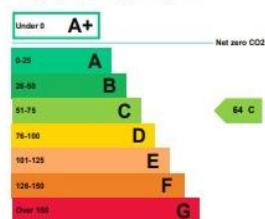
Property type	Offices and Workshop Businesses
Total floor area	155 square metres

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 C.



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

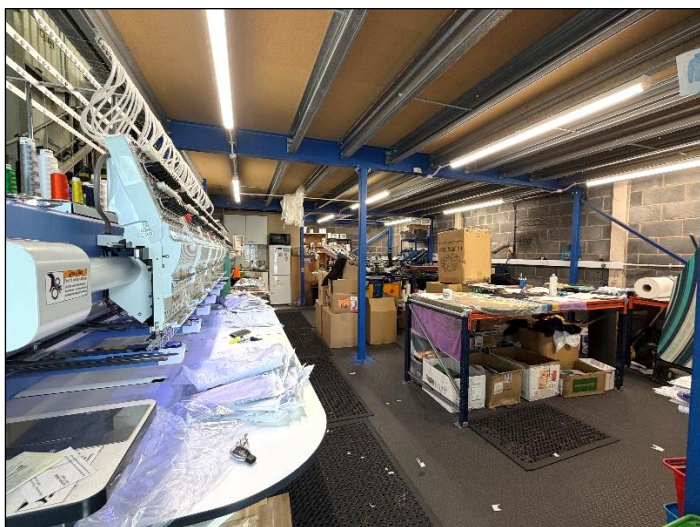
Properties similar to this one could have ratings:

If newly built

13 A

If typical of the existing stock

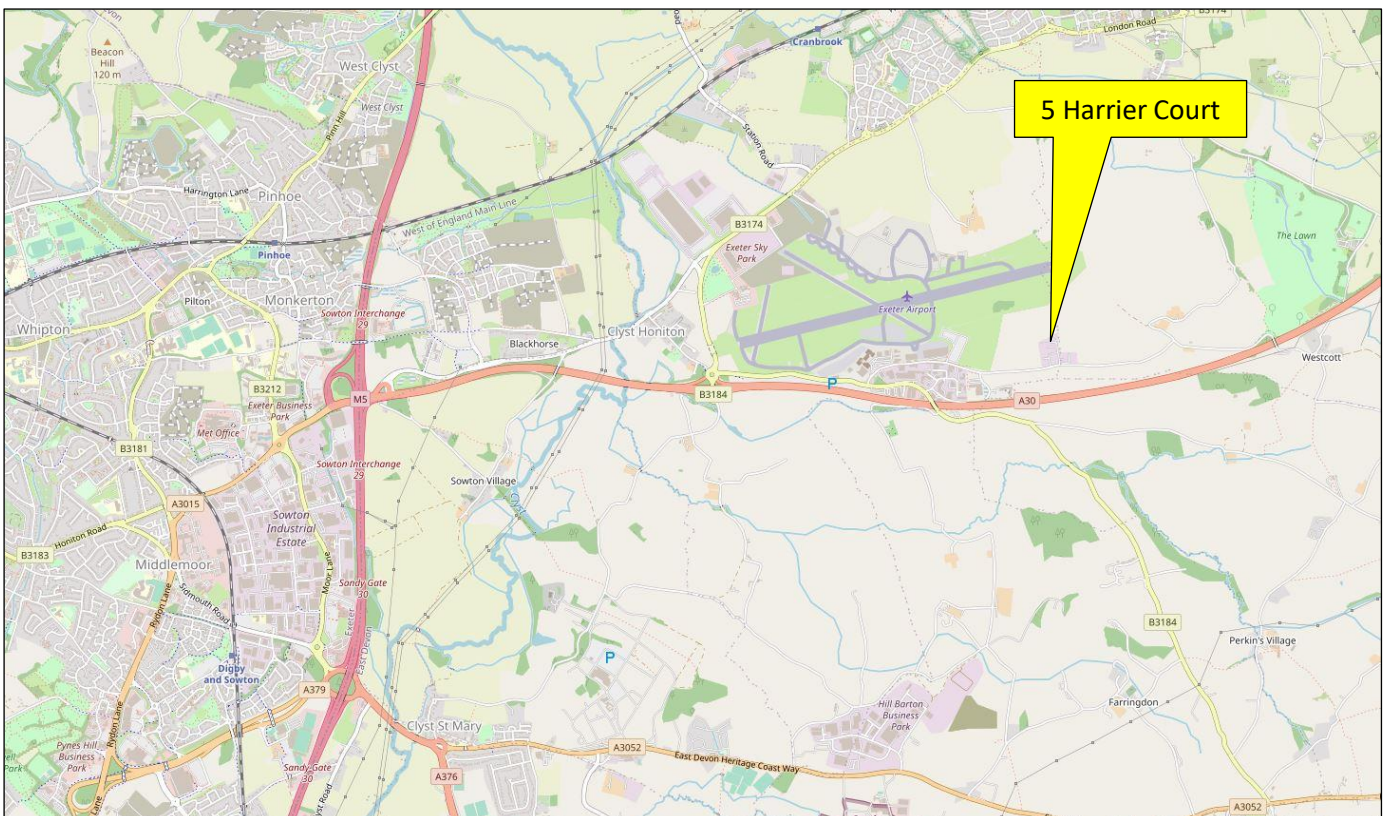
51 C



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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.