

alder king

PROPERTY CONSULTANTS

RENT REDUCED

TO LET

Unit 10 Flightway Business Park

Dunkeswell, EX14 4RD

Modern detached industrial unit with secure yard – 3,081 sq ft gross approx



Location

Located at the heart of the popular Flightway Business Park in Dunkeswell, the unit is located 6 miles from Honiton, 23 miles from Exeter and 15 miles from Taunton.

Surrounding businesses include Supacat, Rain Nutrience, Vigo Presses, MST Auctioneers and Barden Network.

M5



20.4 miles

Exeter



23 miles

Honiton



6 miles

Taunton



15 mile



Accommodation

Description

Unit 10 Flightway is a modern detached industrial unit with a secure yard. Within the yard are 3 shipping containers that the Landlord intends to leave for use by the incoming party.

The unit has been split to provide living accommodation to the rear that is entirely separate from the warehouse with separate access. The living space will be occupied by the owner.

The unit has been operated as a vehicle workshop by the owner but will not be left with the ramps in situ. It benefits from a mezzanine storage level with offices and further stores underneath. There is also a separate WC.

The units specification includes:

- 3 phase electricity supply
- Electric roller shutter
- Fully fenced site
- 4.0m eaves
- 1 no. 40 ft container and 2 no. 45 ft containers with yard.

The owner will create a separate access point to the road which will serve the rear residential unit and a further industrial unit to be constructed to the rear.

Parking

Parking is available within the yard or on the road outside the unit.

Area	Sq ft	Sq m
Warehouse	2,574	239
Mezzanine	507	47
TOTAL	3,081	286

Services

We are advised that the property does not benefit from a gas supply. Otherwise all mains 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.

**Eaves height
4.0m**



Surface level Doors



**Onsite
parking**



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for Light industrial use but any occupier should make their own enquiries to the Planning Department of East Devon District Council. Tel: 01395 516551 or [Planning - East Devon](#)

Business Rates

Interested parties should make their own enquiries 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.

Rateable Value: £12,250.

Energy Performance Certificate

The EPC Rating is D83. 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 agreed direct from the landlord. The quoting rent is £18,000 pa + VAT excluding the shipping containers.

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 will be levied on the rent. We recommend that the prospective tenants 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: WA/NS

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Subject to Contract



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Important Notice

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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.

