

alder king
PROPERTY CONSULTANTS

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



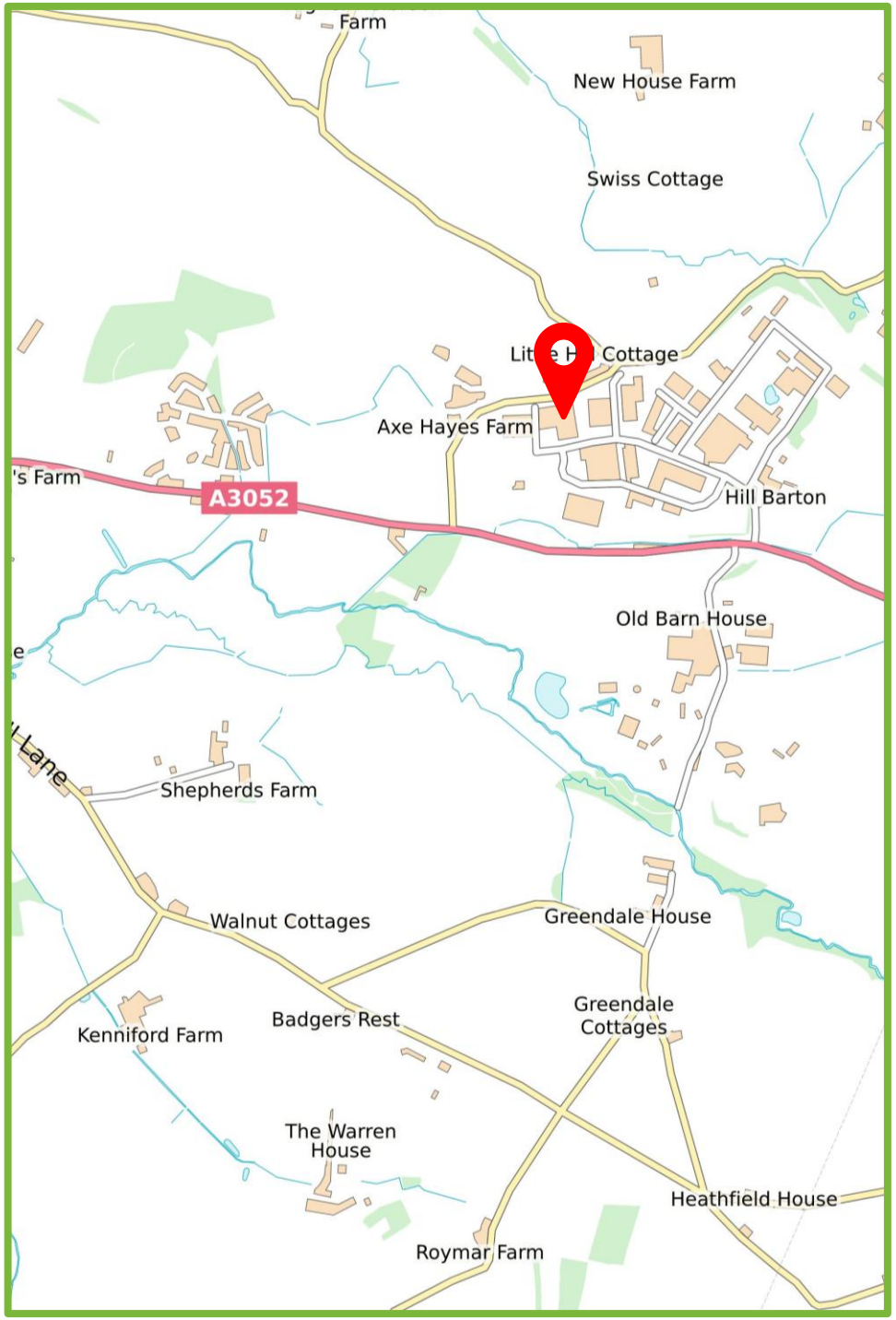
3 miles northwest

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
- Newly painted floor
- 6.07m min eaves, rising to 7.5m

Parking
The unit benefits from 3 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**



Minimum eaves height: 6.07m

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
Current rateable value (1 April 2026 to present): **£39,000**
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. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant 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: DS/101098 **Date:** 12/2025 **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 adv ce from a specialist source.

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