

TO LET

Mini Site 3
Durham Way
Heathpark
Honiton
EX14 1SQ



Approx 545 sq m (5,866 sq ft) overall

- Mini open storage compound suitable for B1 or B8 use classes.
- Useful workshop/storage building
- Convenient location within easy reach of Town amenities
- Easy access to the A30 main road

Telephone: 01395 517416

E-Mail: property@eastdevon.gov.uk

Location:

Conveniently situated on the Southern edge of the Heathpark Industrial Estate, a main business location within easy reach of Honiton’s town centre amenities and access to the A30 main road. The A30 is one of the main routes in to Exeter and travelling East it joins up with the A303 route towards London.



Description:

The property comprises a fenced open storage compound with a combination of rough and concrete surfacing and extending to approximately 545 sq m (5866 sq ft) overall. Access to the site is via double width entrance gates. In addition, there is a useful concrete block built building extending to approx 52.3 sq m (563 sq ft) with potential for use as a workshop / internal store and a further small building of approx 6.8 sq m (73 sq ft). This building could be used as an office or restroom. The compound is shown shaded dark green on the following plan.



Services:

Mains water, electricity and phone lines are available but not currently connected. The incoming lessee would need to contact the appropriate statutory undertakers to arrange connection if required.

Rates:

Business rates will be payable but the individual rateable value for this property will need to be reassessed. Some rate relief might be available to qualifying small businesses. For further information please contact the Council’s Business Rates Team on 01395 517445.

Lease Terms:

The compound is to be let on a 6 year lease term with a rent review after three years. The lessee will have the option to terminate the lease at any time, upon serving the Council at least 3 months notice in writing to expire at any time. The landlord will be able to determine upon serving the lessee 6 months notice in writing.

The property is being marketed with a guide rent of £5,770 per annum, exclusive of outgoings.

VAT:

All outgoings are exclusive of VAT. Although the Council has not elected to charge VAT on the rent, some uses of the site may attract VAT liability on the rent. Interested parties should satisfy themselves as to whether this liability will arise.

Insurance:

The lessee must provide buildings insurance cover for the workshop/store buildings and maintain a public liabilities insurance cover for not less than £5,000,000 for any one claim. The Council shall reserve the right to vary this figure from time to time as and when deemed necessary

Legal Costs:

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

Energy Performance Certificate:

Not required at present

Viewing and Further Information:

Viewing can be arranged by prior appointment with
Property Services Tel: 01395 517416

Note: The East Devon District Council as lessors give notice that:-

1. These particulars do not constitute any part of an offer as a contract.
2. All statements contained in these particulars as to this property are made without responsibility on the part of the Council or its Officers.
3. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of facts.
4. Any intending lessee must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars.
5. The Council and its employees do not have any authority to make or give any representations or warranty whatsoever in relation to this property.