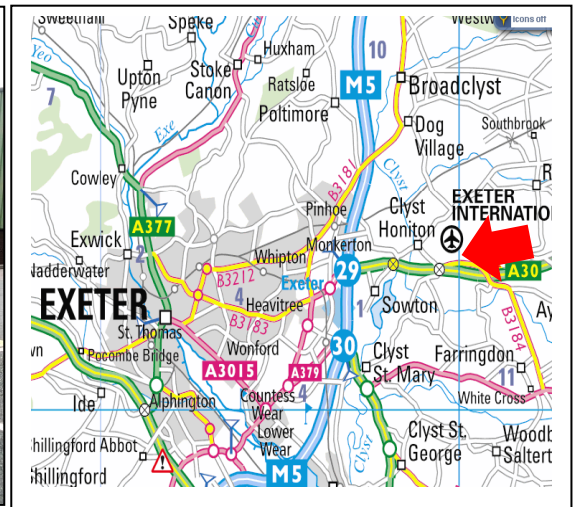


HUDSON & Co.

Exeter Airport

**COMPETITIVELY PRICED
BUSINESS UNIT**

**213.75 sq m 2,300 sq ft
WITH AMPLE PARKING**



**UNIT 5, MERLIN BUSINESS PARK
EXETER AIRPORT EX5 2UL**

- * Competitively Priced Unit on Flexible Terms **
- * Currently arranged as mainly offices but easily converted back to Industrial accommodation to suit individual requirements **
- * Conveniently situated for Exeter Airport and access to A30 and other major routes **
- * Dedicated Parking – Approx. 8 Car Spaces **

TO LET

01392 477497

UNIT 5, MERLIN BUSINESS PARK, EXETER AIRPORT EX5 2UL

LOCATION: The property is located on Merlin Business Park, which lies adjacent to Exeter Airport, approximately 5 miles east of Exeter City Centre. Exeter Airport has grown dramatically over the last few years and has become an important regional airport that has attracted business occupiers of both national and local standing, and the airline Flybe have their national headquarters within the adjacent Exeter International Office Park.

DESCRIPTION: Merlin Business Park was originally developed with an industrial specification, and the subject property is a mid-terraced unit of approximately **2,300 sq ft** that has been substantially altered to provide office accommodation within the building, which could be stripped out to satisfy an individual requirement, the building having a typical steel portal framed construction with steel profile cladding to the elevations, and incorporating a roller shutter loading door to the front elevation.



OUTSIDE: There is parking for approx. 2 cars immediately to the front of the property, and a further 6 car spaces within a dedicated parking area.

SERVICES: We are advised that the property is connected to Mains Water (metered), Drainage and Electricity (3 phase).

BUSINESS RATES:

Rateable Value: £12,250

Source: Interested parties should make their own direct enquiry of the billing authority, East Devon District Council, to confirm the exact rates payable, as the change in occupation can sometimes influence the rating assessment and rates payable.

PLANNING: We are advised that the property benefits from the appropriate consents for B1, B2 and B8 usage. Prospective Occupiers should address their planning enquiries to East Devon District Council, Council Offices, Knowle, Sidmouth EX10 8HL Tel: 01395-517475.

TERMS: The property is available on a new lease .Guide Rent: £6.52 per sq.ft. Full details on application.

COSTS: Each party will be responsible for their own costs in connection with this transaction

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Sole Agents

HUDSON & Co.

Tel: 01392 477497

Contact: **DAVID EDWARDS / SUE PENROSE**

Email: info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.