



TO LET

# Houndbeare Business Park

Rockbeare Hill, Rockbeare, EX5 2EZ

New business park with convenient access to A30, providing light industrial / warehouse units of 1,750 – 8,500 sq ft gross approx

# Location

The premises are located in a highly accessible, semi-rural location, on Rockbeare Hill, approximately 0.75 miles to the west of the B3180. Easy access to the A30 link road is provided a further 0.75 miles to the north at the Ottery St Mary/Whimble junction, which leads to the M5 (junction 29) approximately 5.8 miles to the west.

The village of West Hill provides a convenience store and is situated approximately 0.9 miles to the east.

A30



1.1 miles  
north east

M5



5.8 miles west

Exeter City  
Centre



8 miles

Honiton



7.5 mile



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# Accommodation

## Description

Newly-converted light industrial / warehouse units of steel portal frame construction benefitting from insulated profiled steel cladding to the elevations and roof with white power-floated concrete floors and insulated roller shutter doors and separate personnel entrances. The minimum eaves height of Units 3-7 is approximately 3m, with Unit 8 providing 4.5m minimum eaves height. The height of the roller doors correspond with this.

The units are now complete and ready for immediate occupation. Please contact the agent to arrange a viewing.

House-It Self Storage occupies the adjacent building, providing additional storage capability via separate negotiation.

## Parking

Each unit will benefit from two demised parking spaces, in addition to use of plentiful communal visitors spaces.

## Services

The units will be provided in industrial shell specification with capped-off services to the units. A three phase electric supply (45Kva) will be provided to each unit, along with water, drainage and fibre broadband.

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.

## Accommodation Schedule / Quoting Rent

Unit	Sq ft	Sq m	Rent (pa)
3	2,150	199.7	LET
4	1,750	162.6	£15,500
5	1,750	162.6	£15,500
6	1,750	162.6	LET
7	1,750	162.6	LET
8	3,250	301.9	RESERVED
TOTAL	12,400	1,152	

**Industrial & Logistics**

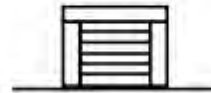


**Shell specification**



**Eaves height  
3.00 - 4.5m**

**Surface level  
Doors =**



**Loading  
area**



**Car parking  
spaces**



**Nearby  
Population**



# Planning | Rates | EPC | Terms

## **Planning**

We are advised the accommodation has planning consent for Class E(g)(iii) (Light Industrial) and B8 (storage and distribution) uses, however any occupier should make their own enquiries to the Planning Department of East Devon District Council. Tel: 01404 515616 or [Planning - East Devon](#)

## **Business Rates**

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](http://www.voa.gov.uk).

## **Energy Performance Certificate**

The units will be provided in shell specification. It will be the responsibility of the tenant to obtain an EPC as part of any future fit out.

## **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 properties are available on new contributory full repairing leases with terms to be negotiated.

## **Rent**

The properties are offered to let for quoting rents as stated on the Accommodation Schedule, exclusive of VAT. VAT is chargeable on the rent and other costs. Please send all enquires to the marketing agent.

## **Legal Costs**

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

## **References/Rental Deposits**

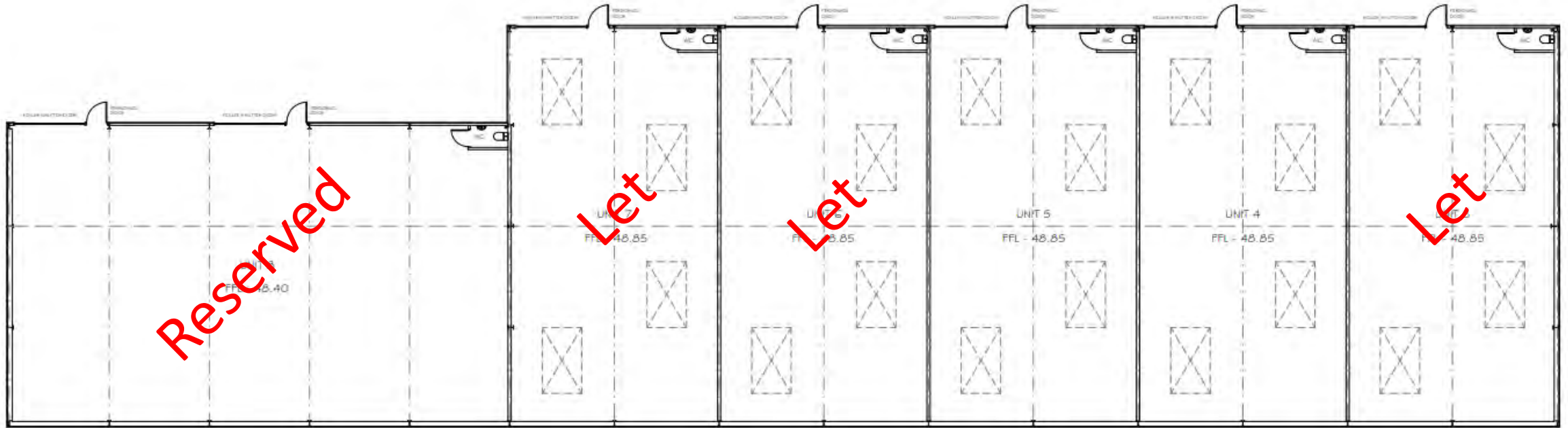
Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## **VAT**

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent. We recommend that the prospective tenants/purchasers 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.



PROPOSED FLOOR PLAN 1:100

Rev B, 04.02.2022: Unit numbers amended.  
Rev A, 30.06.2021: Minor amendments, additional information added.

**alder king**

PROPERTY CONSULTANTS



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref:** WA/96392  
**Date:** July 2022  
**Subject to Contract**



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