



# SkyPark II

MULTIFUNCTIONAL BUSINESS UNITS

## FOR SALE

from 1,000 sq.FT to 20,000 sq.FT



Clyst Honiton, Exeter, EX5 2DS,

E.ON

SW Ambulance



SkyPark I



SkyPark II

Exeter Airport

Stovax



## LOCATION

Skypark is strategically situated in the East Devon Enterprise Zone, with quick vehicular access to Junction 29 of the M5 motorway and the A30. On the edge of Exeter Airport it is next to our own Skypark I business Park, home to over 30 thriving businesses. Nearby properties encompass the Lidl Distribution Centre, DPD, Amazon, LiveWest, and ASOC.

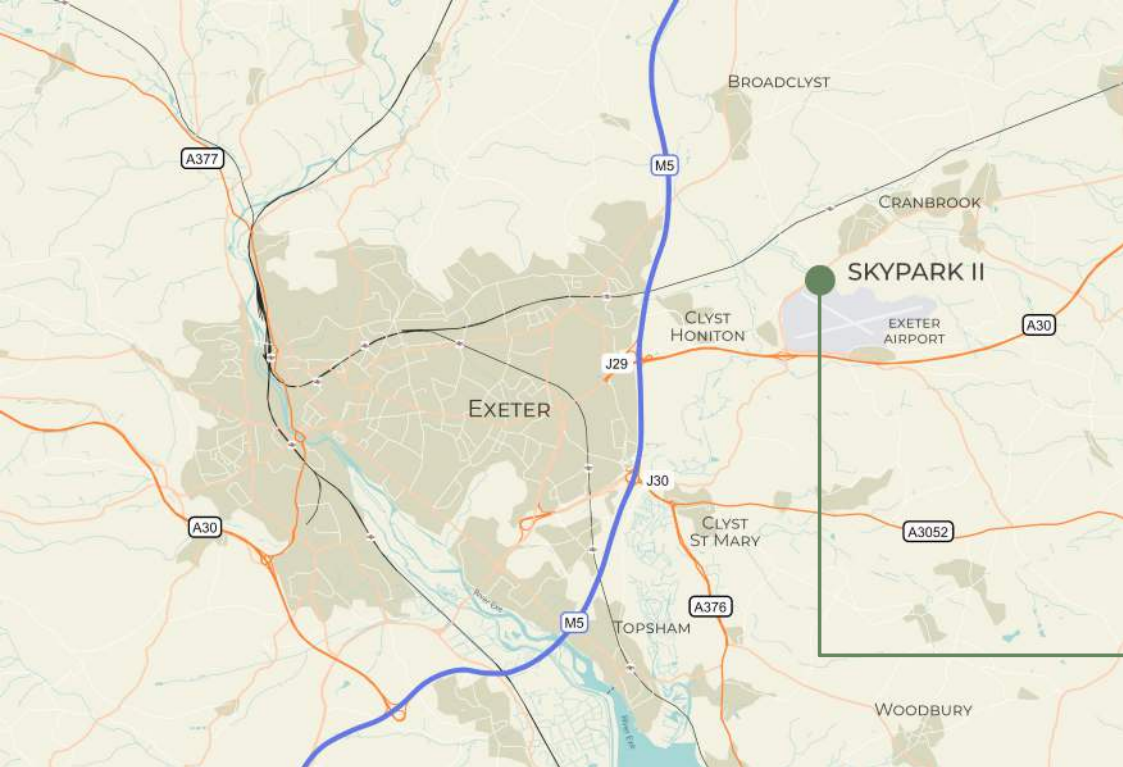


Easy access to  
M5 and A30



About 470,00  
people working  
in Exeter



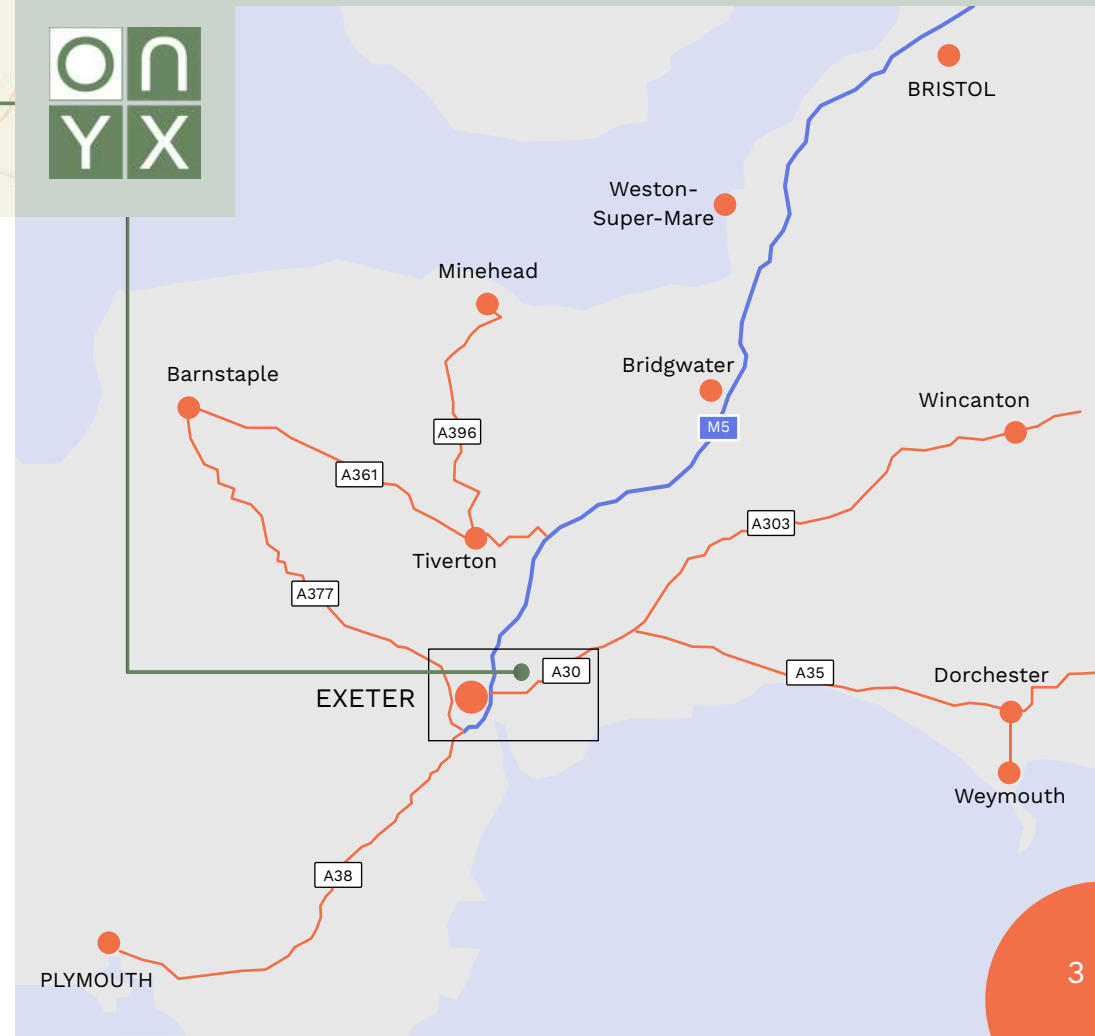


## TRANSPORT AND INFRASTRUCTURE

Strategically situated near the A30 and M5, SkyPark II offers seamless access to key transportation routes. Exeter St Davids offers swift connections to London Paddington, Bristol, and Plymouth while Exeter Airport offers flights linking businesses to the UK and major European markets. Exeter has a robust commercial landscape and is an industry and service centre, with prominent institutions like the Met Office and Exeter University driving economic vitality.



SkyPark | Clyst Honiton | Exeter | EX5 2DS



### CITIES

Exeter City Centre 5.5 miles  
 Plymouth 48 miles  
 Bristol 78 miles  
 Birmingham 160 miles  
 London 168 miles

### TOWNS

Bridgwater 41 miles  
 Barnstaple 53 miles  
 Minehead 51 miles  
 Dorchester 52 miles  
 Wincanton 68 miles

### ROADS

M5 J29 2 miles  
 M4/M5 79 miles

### AIRPORTS

Exeter Airport 1.3 miles  
 Bristol Airport 67 miles

### AMENITIES

Cranbrook Shopping 1.2 miles  
 Sainsburys Superstore 2.8 miles  
 Sowton Industrial Estate 3.1 miles  
 Marsh Barton 7.7 miles

# ACCOMMODATION

35 units for user classes B2 (general industrial).

One unit class E (gym, other health/fitness or any other uses).

Units can be provided with a number of configurations and specifications. Our standard configurations are:

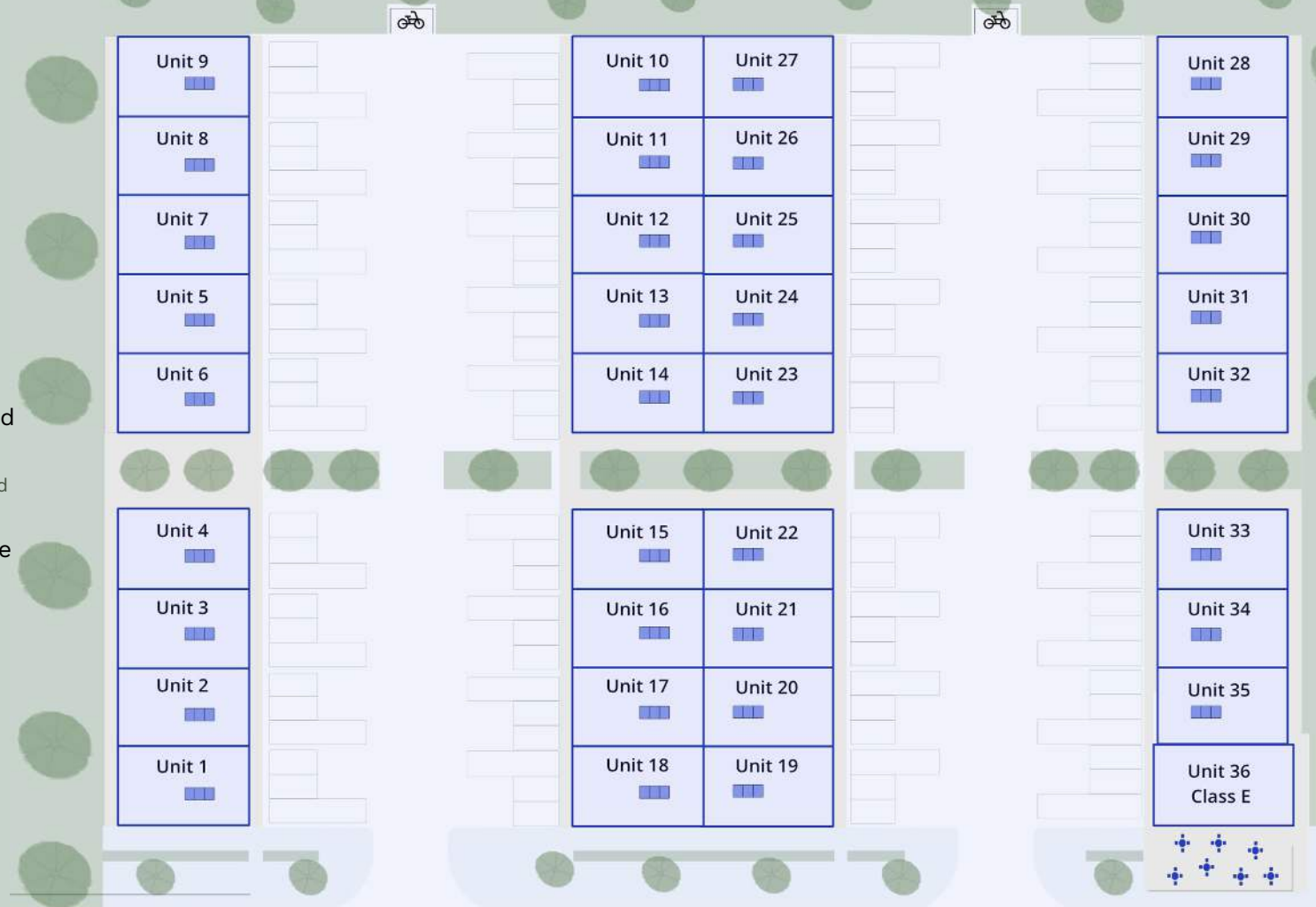
- Type 1 unit is a single floor shell unit, with full height access for a custom fit out.
- Type 2 unit has a 500 SQ.FT mezzanine, staircase and Doc M W.C fit out\*. This is the perfect starter unit to allow office/storage on the first floor.
- Type 3 unit benefits from a full length 960 SQ.FT mezzanine, staircase and Doc M W.C fit out\*, suited to the multifunctional occupier.

\*Doc M W.C provided in Type 2 and 3 units includes a W.C, hand basin, electric boiler, ventilation, light and protective flooring.

The configurations and availability of each unit can be provided upon request.

## FLOOR AREAS

	Ground (SQ.FT)	First (SQ.FT)	Total (SQ.FT)	Total (SQ M)
Type 1	1,000	0	1,000	93
Type 2	1,000	500	1,500	139
Type 3	1,000	960	1,960	182



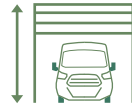
5.6 - 7 m high front eaves



20 KN/M2 floor loading



2 spaces plus loading bay



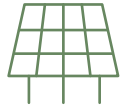
Full height roller door



BREEAM excellent



Openreach fibre



Solar PV on each unit



EV charging and solar PV



Target EPC A or higher



Low carbon build strategy



Waste reduction & recycling



Landscaped for biodiversity



Local amenities



3 phase electric

# CUSTOMER JOURNEY



## 1 INITIAL CONSULTATION

- Understand business needs and preferences
- Arrange visits to explore available units
- Guide you through negotiations



## 2 RESERVE YOUR UNIT

- Reservation fee secures unit for 28 days at fixed price
- Extensions agreed to prevent re-marketing
- Estimated completion date



## 3 DEMO VISIT & COMPLETION

- Comprehensive tour of unit and development
- Guidance and support through the completion process
- Meet at unit for handover on receipt of funds



## 4 QUALITY ASSURANCE

- Senior build manager inspects unit for quality
- Checklist ensures all relevant information provided
- Documentation for secure transaction provided



## 5 CUSTOMER AFTERCARE

- Visit within 7 days to address minor defects
- 10-year structural warranty for new unit
- Operations Manual outlines warranty coverage

## PERMITTED USE

Detailed planning permission has been granted for User Class B2 general industrial. We would recommend all interested parties to make further enquiries through the planning department in connection with their own proposed use of the premises.

## TENURE

The units are being sold on a freehold basis.

## RATEABLE VALUE

To be assessed following practical completion.

## LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.

## SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road. The service charge budget will be provided on request.

## VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of tax in the subject case.







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BUSINESS PARKS

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