

TO LET

**alder king**

PROPERTY CONSULTANTS

# One Tiger Moth Road

SkyPark, Exeter, EX5 2FW

Offices – 17,303 sq ft net approx

EPC A RATED

# Location

One Tiger Moth Road is located on Skypark, a 100 acre landscaped business park next to Exeter Airport.

It is accessed off the Clyst Honiton Bypass which provides a direct link to the A30 and Junction 29 of the M5. A bus service runs past the site linking the nearby Cranbrook housing development to Exeter City Centre. Cranbrook also has a station within walking distance.

The building is opposite the Live West building. Other occupiers on SkyPark include The Ambulance Operations Centre, DPD and Stovax.



A30



0.5 miles

M5



2.0 miles

Railway station



Airport



# Accommodation

## Description

One Tiger Moth Road is a high quality EPC A rated building located in a sustainable development completed in December 2017. It represents some of the highest quality office accommodation in Exeter.

The ground floor benefits from largely open plan accommodation, currently used as an events space. The first and second floors benefit from a high quality fit-out completed in 2018 and provides a mix of open plan office space, meeting rooms and a large breakout room/kitchen. The furniture shown is available by separate negotiation.

## Parking

The building has 75 parking spaces and 3 EV charging spaces.

## Services

The property is served by district heating in addition to mains 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
Ground Floor	5,641	524
First Floor	5,883	547
Second Floor	5,779	537
TOTAL	17,303	1,608

Fully accessible raised floors



Suspended ceilings



Air Conditioning



Electric vehicle charge point



LED lighting



Kitchenette



Shower facilities



# Planning | Rates | EPC | Terms

## **Planning**

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of East Devon District Council. Tel: 01404 515616 or [www.eastdevon.gov.uk/planning/](http://www.eastdevon.gov.uk/planning/)

## **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 EPC Rating is A21 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](#)

## **AML**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

## **Legal Costs**

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

## **Lease Terms**

### Ground Floor

The property is available by way of assignment or subletting. The lease is for a term of 10 years expiring 10<sup>th</sup> January 2029 . The passing rent is £20 per sq ft or £112,820 per annum exclusive of all other outgoings. Full lease details are available on request.

### First Floor

The property is available by way of assignment or subletting. The lease is for a term of 10 years expiring 10<sup>th</sup> January 2029. The passing rent is £20.00 per sq ft or £117,660 per annum exclusive of all other outgoings. Full lease details are available on request.

### Second Floor

The property is available by way of assignment or subletting. The lease dated 12 December 2017 is for a term of 15 years, subject to a tenant only break at year 10. The passing rent is £19.50 per sq ft or £112,690 per annum exclusive of all other outgoings. Full lease details are available on request.

## **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 price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

# 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:** NS/JS/97660  
**Date:** January 2023  
**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 advice from a specialist source.



