

TO LET

**Various Offices
East Devon Business Centre
Heathpark Way
Honiton
EX14 1SF**



Serviced Office Suites Available

- **Convenient location**
- **On site car free parking**
- **Utilities included in rent**
- **Conference & Meeting facilities available**



Tel: 01395 519967

E-Mail: property@eastdevon.gov.uk

East Devon Business Centre:

Conveniently situated on the Heathpark Industrial Estate in Honiton with easy road access from the A30, the East Devon Business Centre offers serviced office accommodation on flexible terms.

The centre offers individual serviced offices together with conference & meeting facilities and communal kitchen. In addition to this there is a main atrium area which can be used for informal meetings.

Description:

We currently have the following office units available to rent.

Office	Approx. Size	Annual Rent
No. 1	24 m2	£10,366.57
No. 2	24 m2	£10,366.57
No. 7a	31 m2	£13,903.80
No. 8	22 m2	£9,594.50
No. 12	21 m2	£9,066.00
No. 14	21 m2	£9,066.00
No. 15	21 m2	£9,066.00

Services:

The inclusive rent covers business rates and utility costs (excluding telecoms and data connections).

Lease Terms:

The offices are offered by way of new lease agreements for up to a 5 year term with annual rent reviews linked to the Retail Price Index.

The leases shall offer the flexibility of a tenant's break option exercisable with one month's notice and will be contracted outside of the Security of tenure provisions of the Landlord & Tenant Act 1954. A Landlord's break option is also included.

Tenants of the Business Centre also benefit from preferential rates on hire of the meeting and conference facilities

VAT:

All outgoings are exclusive of VAT which is payable in addition to the rent.

Parking:

Car parking provision is provided at the Business Centre site for tenants and their visitors.

Insurance:

The Council maintains a building insurance policy for the premises. The lessee shall maintain a Public Liability Indemnity insurance policy to the value of not less than £2,000,000 for any one claim. The Council reserves 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:

The East Devon Business Centre has a Display Energy Certificate.

Viewing and Further Information:

Viewing the office can be arranged by prior appointment with Property Services

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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.