



**Turner Locker**  
Commercial Property Consultants

## **Newbery House, Fair Oak Close, Exeter Airport, Exeter, EX5 2UL**



# **TO LET**

**Modern Business Premises  
Ideally Suited for Office, Optical/ Dental  
Laboratory or Other Light Industrial Uses  
280.82 Sq m (3,022 Sq ft)  
with Generous Parking**

**Location:**

Newbery House is prominently situated on Exeter Airport Business Park, approximately three miles from Exeter. There is excellent access to the A30 dual carriageway and the nearby M5 motorway.

Exeter's International Airport has grown substantially in recent years with several new commercial property developments including the Exeter International Office Park, Lancaster Court, and Fair Oak Court.

**Description:**

The accommodation was previously occupied by Archant (Services) Limited, a publishing company, who leased this office suite and owns the freehold of the remainder of the building. Due to restructuring Archant retracted to the part of the building which they own. This office suite has just been completely redecorated and fitted with new carpets.

The premises were originally let as warehouse/storage premises to Archant who converted the building to offices. Subject to the new occupiers requirements the large open plan office could be converted back to storage accommodation. Alternatively, the premises would be very suitable as an optical/dental laboratory or similar use requiring an open plan working environment, together with administration and meeting rooms.

Currently the property offers good quality self-contained offices, together with a modest warehouse/store accessed from the rear. The suite offers the following features:-

- Open plan office area together with five separate offices / meeting rooms
- Modern suspended ceiling (with 3.1m height) with air conditioning units
- Recessed Cat II lighting
- Double glazed units with security grilles and blinds
- Intruder and fire alarms
- Kitchenette
- Separate ladies and gents toilet facilities
- Warehouse / store with loading door, solid concrete floor and 4.3m eaves height
- Landscaped gardens and allocated on-site parking at rear for approx 20 cars

**Accommodation:**

The accommodation can be summarised as follows:  
(Average dimensions were taken and all areas are approximate)

**Accommodation Area**

Open Plan Office	165.17 sq m	1,777 sq ft
Office 1	19.70 sq m	212 sq ft
Office 2	18.72 sq m	201 sq ft
Office 3	11.91 sq m	128 sq ft
Office 4	11.15 sq m	120 sq ft
Office 5	8.63 sq m	93 sq ft
Reception	7.27 sq m	78 sq ft
Kitchenette	2.68 sq m	29 sq ft
Warehouse/Store	35.62 sq m	383 sq ft
<b>Total Accommodation</b>	<b>280.82 sq m</b>	<b>3,022 sq ft</b>

**Car Parking & Loading**

The generous car park provides 15 marked car parking spaces but will accommodate up to 20 cars by cooperation. In addition there is a dedicated loading bay to the warehouse facility located at the rear of the property.

**Business Rates:**

Newbery House is currently held under a single assessment for rating purposes and will therefore require a re-assessment in due course. Interested parties are advised to make their own enquiries to East Devon District Council (01395 517445) for rating information.

**Lease Terms:**

This suite is available on a new Full Repairing and Insuring lease on terms to be agreed.

**Rent:**

£28,500 per annum exclusive

**VAT:**

VAT is not applicable to the rent.

**Legal Costs:**

Each party will be responsible for their own legal costs associated with the transaction.

**Energy Performance Certificate (EPC):**

An EPC has been requested for this property and further details are available on request.

**Viewing:** For further information, or to view the premises, please contact:

**Turner Locker & Co.**  
**Southernhay Lodge**  
**1a Barnfield Crescent**  
**Exeter**  
**EX1 1QT**

**Joint Agents**

**Haarer Goss**  
**17 Barnfield Road**  
**Exeter**  
**EX1 1RR**

**Tel: 01392 201 202**  
**[www.turner-locker.co.uk](http://www.turner-locker.co.uk)**

**Tel: 01392 251171 or email:**  
**[enquiries@haarergoss.co.uk](mailto:enquiries@haarergoss.co.uk)**

**Subject to contract – exclusive of VAT where applicable**

The particulars in this brochure have been produced in good faith and are designed as a general guide and do not constitute a whole or any part of a contract. All liability, negligence, or otherwise arising from the use of these particulars is hereby excluded. Rents and prices quoted maybe subject to VAT in addition. Prospective purchasers and tenants must decide for themselves as to the accuracy of the information provided.