TO LET

Prominent Warehouse / Showroom and Trade Counter Premises

Unit 2 Harrier Court

Exeter Airport, Exeter, EX5 2DR

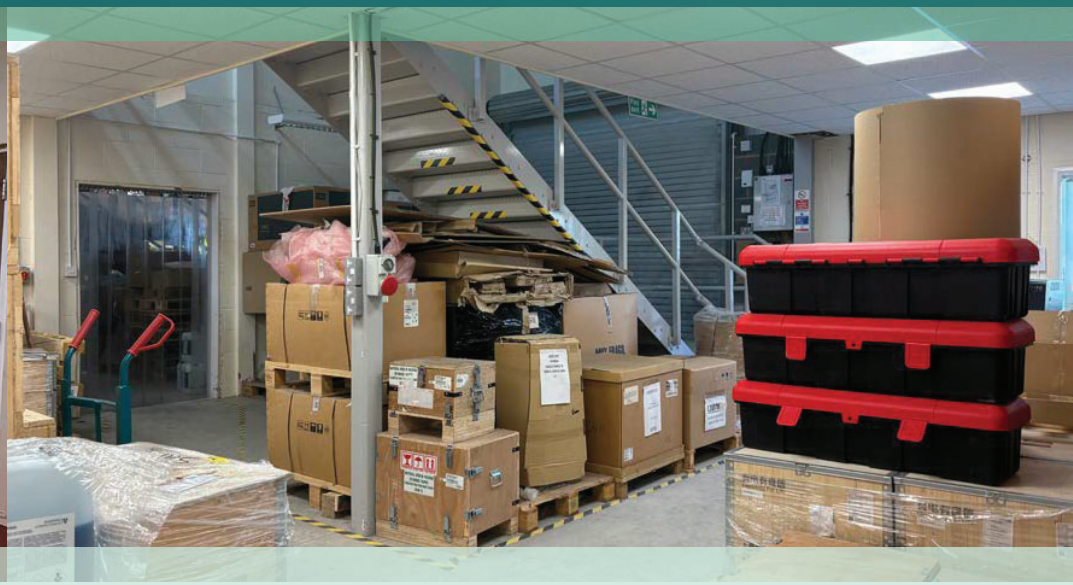


HECTOR PEARCE

Intelligent real estate

1,865 sq ft (173.3 sq m)





Unit 2 Harrier Court

Exeter Airport, Exeter, EX5 2DR

SUMMARY

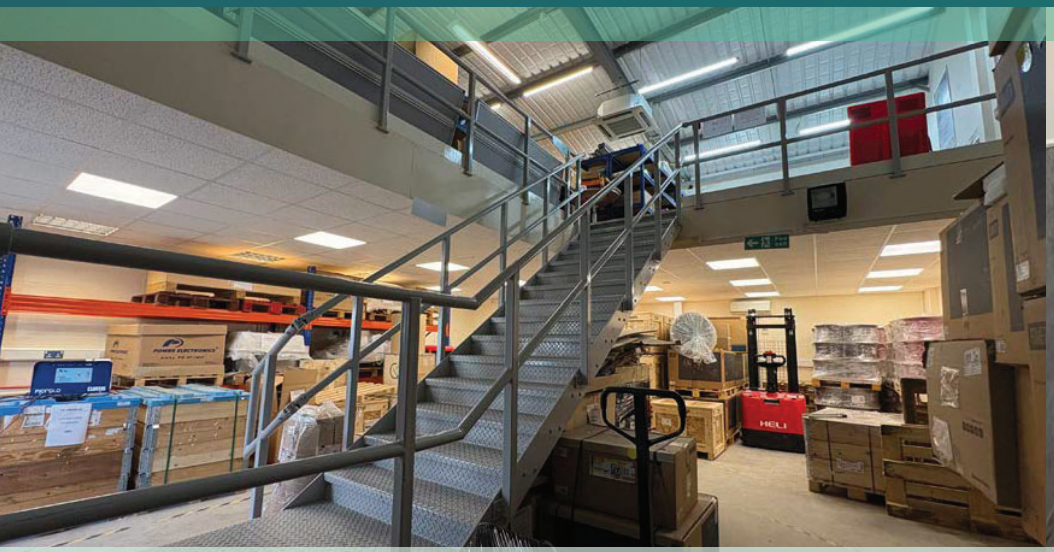
- Approx. 1,865 sq ft (173.3 sq m)
- Established commercial location close to Exeter Airport
- Excellent access to the A30 and M5 motorway
- Warehouse / workshop accommodation with mezzanine offices
- Allocated parking
- 3-phase electricity
- EPC Rating: C

LOCATION

Harrier Court is situated on Westcott Lane, approximately 0.5 miles from Exeter Airport and Exeter Airport Business Park. The property benefits from excellent communications, with the A30 dual carriageway approximately 1 mile distant, providing direct access to Exeter and the wider South West. Junction 29 of the M5 motorway is approximately 2¼ miles from the property.

DESCRIPTION

Unit 2 comprises a modern mid-terrace warehouse / industrial unit within the established Harrier Court development.





DESCRIPTION

The property provides open-plan ground floor warehouse / workshop accommodation together with a mezzanine level. The mezzanine accommodation provides a practical office area together with dedicated meeting room and and storage facilities. The unit also benefits from a modern WC. The property is accessed via an up-and-over loading door and separate glazed pedestrian entrance. Externally, the property provides allocated parking together with loading / unloading space immediately in front of the unit.

ACCOMMODATION

	Sq m	Sq ft
Ground Floor	97.6	1051
Mezzanine	75.6	814
Total	**173.3**	**1865**

TENURE

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Further terms are available upon application.

EPC

EPC Rating: C (75). A copy of the EPC is available upon request.

VAT

VAT is applicable.

Unit 2 Harrier Court

Exeter Airport, Exeter, EX5 2DR

ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



HECTOR PEARCE

Intelligent real estate



Katie Purrington
07513 482 451
kp@hectorpearce.com
hectorpearce.com

Hector Pearce LLP. All rights reserved. All information contained herein is provided in good faith and is believed to be accurate at the time of publication. However, no representation, warranty, or guarantee, express or implied, is made as to its accuracy, completeness, or fitness for any purpose. All descriptions, dimensions, site areas and other details are believed to be correct to the best of our knowledge at the time of publication but any prospective purchasers or tenants must satisfy themselves as to the accuracy of all information by inspection, professional advice and/or other appropriate means. These particulars are provided as a general outline only and do not constitute part of any offer or contract. These particulars may be subject to change without notice. October 2026