



To Let

£10,500 pax

Unit C, Country House Estate, London Road,
Whimple, Exeter EX5 2NL

1,106 Sq Ft
(102.70 Sq M)

Summary

- Versatile hybrid business unit
- Office and warehouse
- Easily accessible location less than 1 mile from A30 (Daisymount Slip Road)
- Less than 10 miles to Exeter
- 24-hour access
- Flexible terms available
- Ample parking

Location:

Conveniently located in an easily accessible location just one mile from the A30, the Country House Estate, is a popular small office, storage and business unit development.

Accessed from the old A303, London Road, Junction 29 of the M5 is only 4.5 miles away, Whimble only 1 mile with train station, the market Town of Ottery St Mary 4.4 miles and the new and rapidly expanding town of Cranbrook is 3.9 miles to the west.

Description:

Situated in a pleasant rural business park environment yet within easily reach of road connections.

The Country House Estate offers parties affordable and versatile accommodation. Unit C forms part of a timber clad terrace of hybrid units, offering a mix of office and

warehouse space with pedestrian access to the front and rear loading access via a roller shutter to the rear.

Internally, an entrance lobby provides access to welfare facilities, including disabled W/C, and the main office with new vinyl floor covering and fluorescent strip lighting and the warehouse. Benefitting from an additional access point via a separate roller shutter to the rear, the warehouse section is well presented and provides versatile space with a painted concrete floor and kitchenette area.

The mezzanine floor is accessed via a staircase offering additional storage capacity.

Min Eaves (for mezzanine) approx 2.167 m & Max Eaves approx 5.357 m.

There is car parking available onsite and 24 hour access is permitted by the landlord.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) (GIA basis).

*restrictive height access

	sq m	sq ft
Front office	24.95	268.62
Lobby	8.29	89.25
Kitchen	13.68	147.34
Warehouse	55.81	600.76
Total	102.73	1,105.97
*Mezzanine rear	33.84	364.35
*Mezzanine side	33.54	361.12

Service charge:

A service charge is levied for the upkeep and maintenance of the communal areas. Please enquire for further information.

Services:

We understand there is mains electricity, water and private drainage to the units. The agents have not tested these services and recommend interested parties make their own enquiries.

EPC / MEES:

B (48)

Planning:

We understand the premises benefits from E, B2 and B8 Use Classes.

Please note, applicants whose trade is vehicle related will not be considered at this stage.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,000. Therefore making the approximate Rates Payable £3,992 per annum for 2023/24.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Offered by way of a new effectively full repairing and insuring lease on terms to be agreed.

A rent deposit of three months' rent is required and will be securely held in a dedicated account for the duration of the term by the landlord.

Legal fees:

Tenant to contribute 50% towards the landlords reasonable legal costs.

VAT:

All figures quoted are exclusive of VAT which is applicable to the rental figure quoted and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

CONTACT THE AGENT

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