

Vickery Holman
Property Consultants



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To Let

£6,500 - £14,000 pax

Unit E Country House Estate, London Road,
Whimble, Exeter, Devon, EX5 2NL

1,302 Sq Ft
(121 Sq M)

Summary

- Generous onsite parking available
- Rural office location
- Occupiers on site include Prime Build, OTAMS and Minerva Roofing
- Electric vehicle charging stations onsite
- Ease of access to A30 and within 10 miles of Exeter city center
- Ability to split offices
- Immediately available

Location:

Occupying an easily accessible position on the outskirts of Whimble, the property is a short distance from the A30 dual carriageway via the Daisy Mount junction. Nearby amenities include a petrol station with convenience store, a children's day nursery, and the East Devon Crematorium.

Whimble benefits from a railway station on the Exeter to London Waterloo line. The A30 provides swift access to Exeter (10 miles), with its international airport and motorway links, as well as to Honiton (9 miles) and Ottery St Mary (3 miles), home to The King's School and a Sainsbury's supermarket.

Description:

Flexible single storey premises of approximately 1,300 sq ft, with the option to split into units of around 600 sq ft and 700 sq ft to suit tenant requirements. Positioned within an attractive, rural business park set back from the main road and surrounded by countryside, the site sits among a range of complementary businesses and benefits from ample communal parking.

Suitable for a wide variety of uses including office, outside catering, production, warehouse/storage, and dispatch, the space is currently arranged as a main office, manager's office, meeting/conference room, and a private/production kitchen with some equipment in place. Additional features include multiple entrance doors and a roller-shutter loading for convenient access.

Accommodation:

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

	sq m	sq ft
Total	121	1,302

Service charge:

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

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

C (60)

Planning:

The amended use classes would mean this property could be used for E class uses.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £8,300, therefore making the approximate Rates Payable £4,141.70 per annum for 2025/26.

If premises are split business rates would need to be reassessed.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy.

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

Terms:

A new, negotiable lease is available with a starting rent of £14,000 per annum for the entire premises.

If the space is split, the rent would be apportioned at £6,500 per annum for the front offices and £7,500 per annum for the rear kitchen, meeting, conference and storage areas, subject to tenant requirements.

Legal fees:

The tenant is to pay 50% of the landlord's legal fees and will cover their own legal costs.

VAT:

All figures quoted are exclusive of VAT if applicable.

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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