



**To Let**

Rent from £30,000 pax

Rosamondford Business Units, Aylesbeare, Exeter,  
Devon, EX5 2JG

4,308 - 8,673 Sq Ft  
(400.2 - 805.7 Sq M)

## Summary

- Storage and workshop space available to let
- Accommodation ranging from approx. 4,308 sq ft (400.27 sq m)
- Flexible terms available
- Potential to split or take as a whole
- Located close to Exeter and the M5 motorway
- Suitable for a number of uses subject to planning
- Immediately available

### Location:

Rosamondford Business Units are a rural business park located in Aylesbeare, approx. 8 miles east of Exeter. The business park is home to a range of local businesses including Exe Group Limited, Green Switch Electrical and D'Von Audio.

### Description:

The property consists of a recently refurbished, good sized industrial premises with concrete floor, electric loading shutter door and ample parking to the front.

The property would be ideal for small to medium sized businesses needing workshop, storage or light industrial space and provides flexibility of accommodation ranging from approx. 4,308 sq ft (400.27 sq m) to 8,673 sq ft (805.75 sq m).

The premises can be taken individually or as a whole depending on the tenants requirements.

### Accommodation:

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

|                | sq m   | sq ft |
|----------------|--------|-------|
| <b>Unit 9</b>  | 400.27 | 4,308 |
| <b>Unit 10</b> | 405.48 | 4,365 |
| <b>Total</b>   | 805.75 | 8,673 |

### 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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

### Planning:

The property can be used for light industrial / business use.

### Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

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

### Terms:

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

Unit 9 = £30,000 per annum exclusive  
Unit 10 = £30,000 per annum exclusive  
Unit 9 + 10 = £56,500 per annum exclusive

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### 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

### Sue Trott

Tel: **07515 993323**

Email: [strott@vickeryholman.com](mailto:strott@vickeryholman.com)

### Charles Harris

Tel: **07809 199583**

Email: [charris@vickeryholman.com](mailto:charris@vickeryholman.com)

### Exeter Office

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP