



TO LET

11d, The Courtyard

Woodbury Business Park, Exeter, EX5 1AY

Self-contained first floor office within high quality barn conversion development – 980 sq ft (91 sq m) net approx

Location

Woodbury Business Park is a modern business park located approximately 4 miles from J30 of the M5, 7.5 miles from the centre of Exeter and 4 miles from Exmouth.

Woodbury Business Park incorporates newly converted offices, House-it self storage facility, storage barns, modern industrial units / workshops and open storage land.

Occupiers include Ocean Physio & Rehab, Marlow & Co Accountants, Crossfit Pi, Briggs Fire & Security and House-it Self Storage, amongst others.

M5



4 miles

Exeter



7.5 miles

Exmouth



4 mile



Accommodation

Description

Unit 11d The Courtyard provides a modern first floor office suite, benefitting from huge charm and character. The office comprises a specification of carpeted floors, power and data sockets, double glazed windows (both velux and full height), central heating and modern lighting. A modern kitchenette and disable WC are also provided, making the suite self-contained.

Converted from a former milking parlour, the suite provides a high standard of accommodation with many original features such as original timber beams and brick work elevations, with excellent levels of natural light.

Parking

The accommodation has a total of 2 demised parking spaces, in addition to plentiful shared spaces as available.

Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

There is a water contribution charge of £300 plus VAT per annum.

Area	Sq ft	Sq m
First Floor	980	91
TOTAL	980	91

Fully accessible raised floors



Suspended ceilings



Comfort cooling



Onsite parking



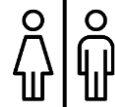
Recessed lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use but any occupier should make their own enquiries to the Planning Department of East Devon District Council. Tel: 01395 516854 or www.eastdevon.gov.uk.

Business Rates

The Rateable Value for the property is £11,500 (2023/24). Accordingly, some parties will benefit from 100% business rates relief.

Interested parties should make their own enquiries to East Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease/Tenure/Terms

The property is available on a new full repairing lease, outside the security of tenure provisions of the Landlord & Tenant Act 1954, with terms to be negotiated.

Rent

The property is offered to let for £17,493 per annum exclusive of VAT.

Estate Charge

An estate charge will be levied for the upkeep and maintenance of communal areas of the estate. The initial annual charge is £1,960 plus VAT.

Insurance

The tenant is to reimburse the landlord for a proportionate cost of the buildings insurance premium, currently £490 plus VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent price. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

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PROPERTY CONSULTANTS



Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



Alder King Property Consultants
Endeavour House
Pynes Hill
Exeter
EX2 5WH

www.alderking.com

AK Ref: NS/JAS/99184
Date: January 2024
Subject to Contract



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Important Notice

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2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.