

PEPPER

Commercial

TO LET

MODERN BUSINESS UNIT

4 THE WORKSHOPS BUCKERELL Nr HONITON EX14 3FZ



104.19 sq.m. (1,121 sq.ft.)

REF 179

01392 874209

5 Clyst Units, Clyst Court, Hill Barton Business Park, Exeter EX5 1SA
www.peppercommercial.co.uk

SITUATION AND DESCRIPTION

Honiton is a key East Devon town with a resident population of approximately 9,000, with a good rural catchment area benefiting from an influx of tourists in the summer months. The A30 dual carriageway is within proximity and provides a direct link to Exeter with its international airport and M5 Motorway (junction 29) some 15 miles to the Southwest. The A30 is being upgraded in sections and provides an alternative link to the capital.

The property holds a convenient semi-rural location on the Northern side of the A30 Dual carriageway which is approximately some 2.5 miles distant via the Heathpark Industrial Estate. Access is via Hayne Lane, across the A30 and turning left in the village of Weston heading towards the village of Buckerell. The development, which comprises a subdivision of a larger modern Industrial premises, houses a variety of occupiers and is in the grounds of an existing farm part of **Martha Mockford Kitchen & Self Storage**.

ACCOMMODATION

Unit depth	37'3'' (11.39 m)
Unit width	30'0'' (9.15 m)
Total	1,121 sq.ft. (104.19 sq.m.)

PRINCIPLE FEATURES INCLUDE:

- HGV Access door
- Some services inclusive
- Internal Office
- Allocated parking
- DDA WC
- 3 phase power (via LL sub meter)
- LED Lighting

TERMS

The unit is available by way of a new 12-month agreement prepared by the landlord, that can be terminated subject to 6 months' notice after the 1st 12 months. The following services are inclusive, subject to reasonable usage:

- Water
- Drainage
- Internet Fibre optic connection
- Buildings insurance
- A 20' Shipping container is available adjacent at an additional £160 p.m. if required

PLANNING

Consent is for business use (20/1636/FUL) [Simple Search](#)

ENERGY PERFORMANCE CERTIFICATE

The property has the following energy assessment B rating.

BUSINESS RATES

We have gained the following information via the Valuation Office Web site.

Rateable Value: £9,000

Rates payable: £4,491p.a. (x 49.9p 2025/26)

YOU ARE ADVISED TO CHECK

We are advised that small business rate relief would apply in certain circumstances: [Business rates relief: Small business rate relief - GOV.UK](#)

LEGAL COSTS

Each party are to bear their own legal cost in any transaction.

RENT

£14,400 p.a. (Payable monthly in advance by direct debit) – Increased annually by CPI yearly on 1st January each year

VAT

All figures quoted are plus VAT where chargeable.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Adam Parsons **07808 473248**

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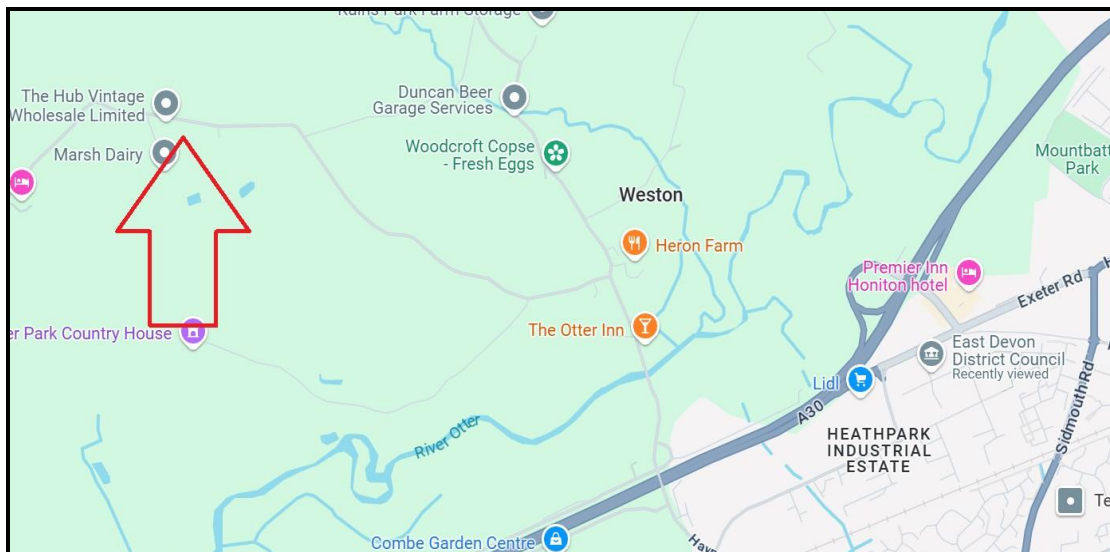
ap@peppercommercial.co.uk

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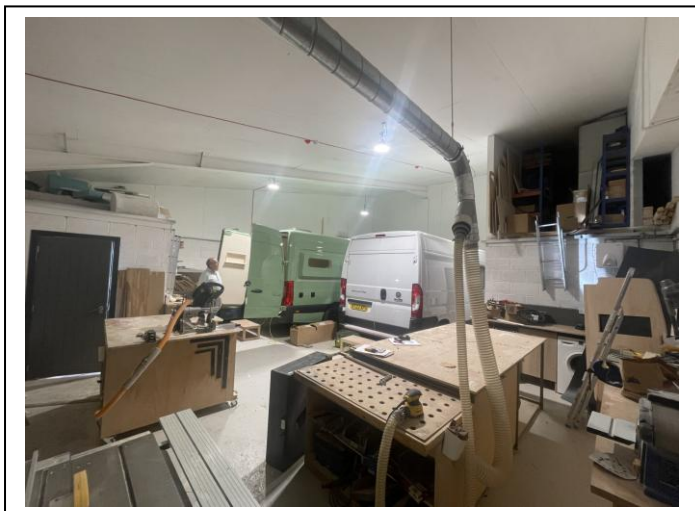
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FOR IDENTIFICATION ONLY

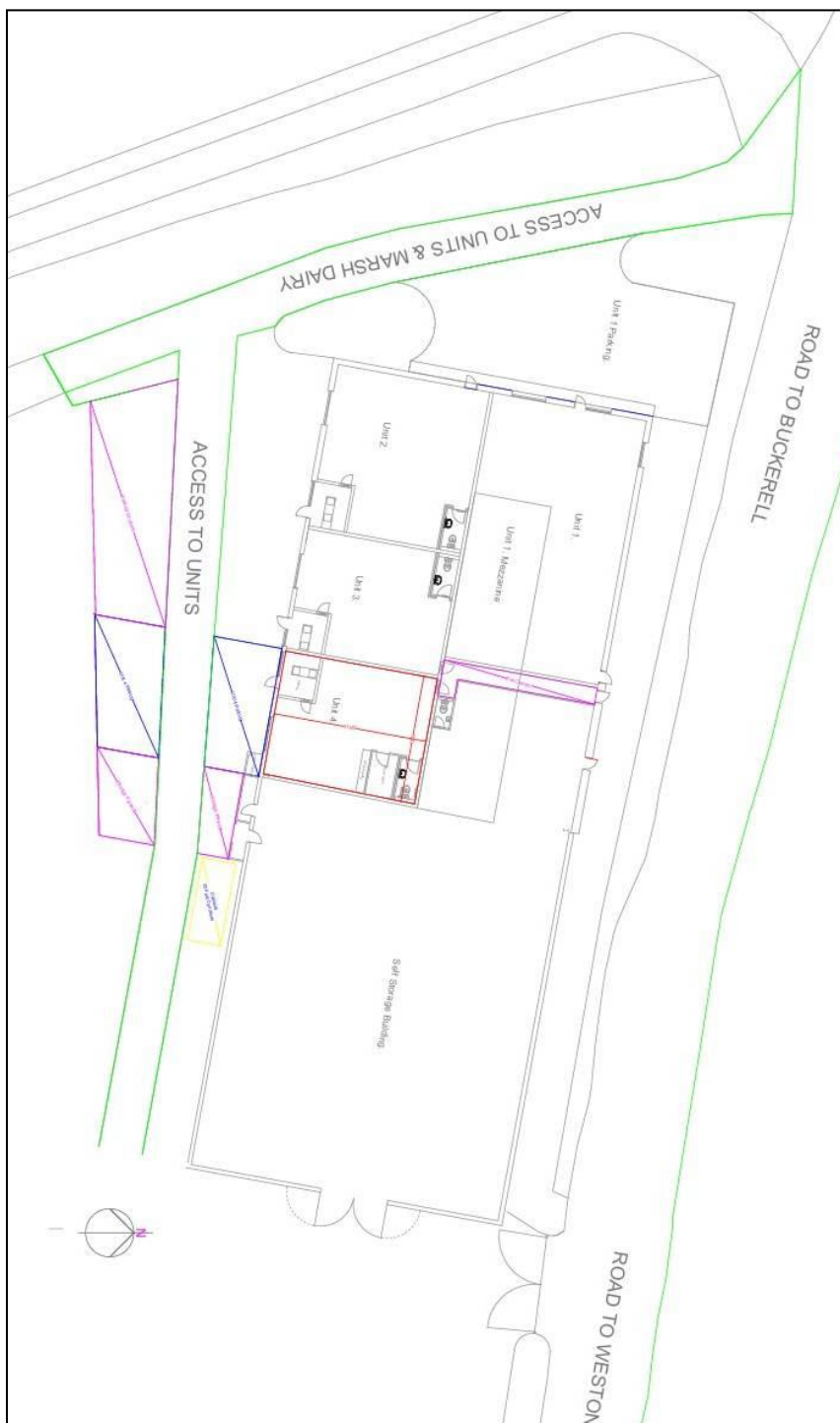


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