



21/22 Dinan Way, Trading Estate, Dinan Way ,
Exmouth, EX8 4RS

To let

Viewing by prior appointment with
Tom Churchward MRICS

(01392) 202203

tom@sccexeter.co.uk

Mid terrace industrial unit

Gross Internal Area (GIA): 3,164 sq.ft (293.94 sq.m)

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £20,500 per annum

Location

Exmouth, a coastal town with a population of around 38,000, is highly regarded by both residents and visitors. In recent years, the town has experienced notable growth in residential development.

Travel to and from Exmouth is made effortless by the presence of Exeter Airport, situated roughly 12 miles away. Furthermore, the town benefits from local rail connections, linking to the main line through Exeter St David's station, which is only a 30-minute journey from Exmouth.

The Dinan Way Industrial Estate comprises one of the primary trading locations in the town and is well located at the Salterton Road/Dinan Way junction opposite LIDL.

Comprising 39 units in total, the estate is home to a large number of businesses including Simon Turner Boilers, East Devon Pets and Highfield Coachworks.

Description

The mid terrace industrial building is currently laid out as warehouse and offices on the ground with additional storage on the mezzanine.

With a loading door and separate glazed pedestrian door the property would suit a variety of uses, subject to consents.

Externally, the unit has 3 allocated parking spaces in the shared car park.

Accommodation

Please see below a summary of the accommodation

Floor	Description	Sq.ft	Sq.m
Ground	Warehouse	2,497	232
Mezz	Storage	667	62
Total:		3,164	293.94

Lease Terms

Available as of June 2026 by way of new full repairing and insuring lease, at a rent of £20,500 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: E

Business Rates

RV 2026 List: £18,000
Rates Payable: £7,614

Interested parties are advised to make their own enquiries with the local billing authority, East Devon District City Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

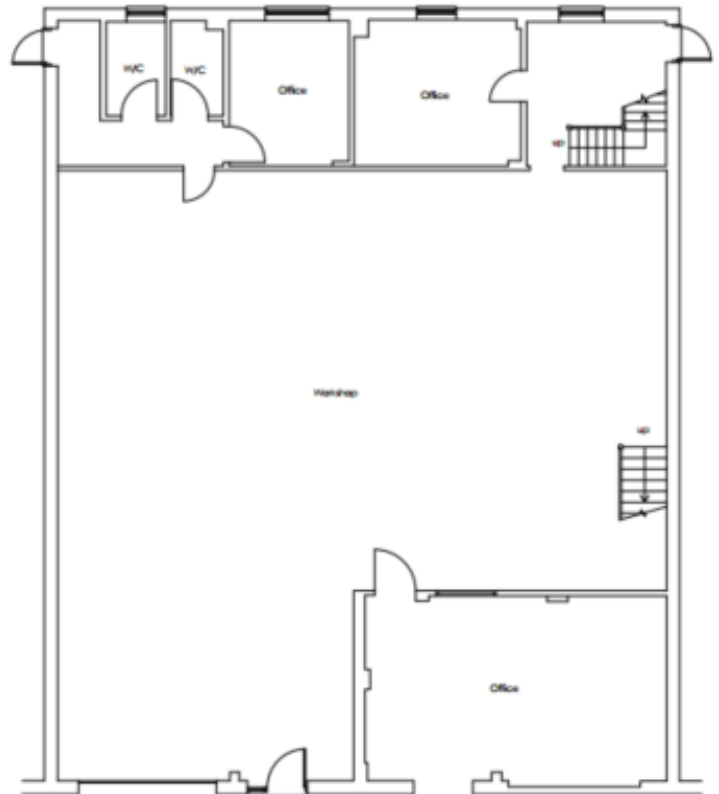
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

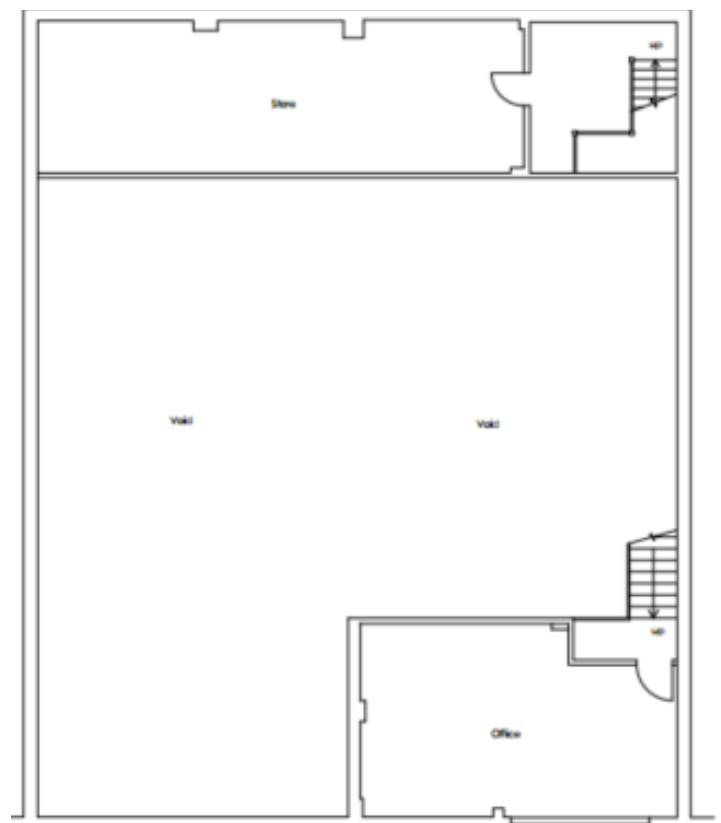
Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

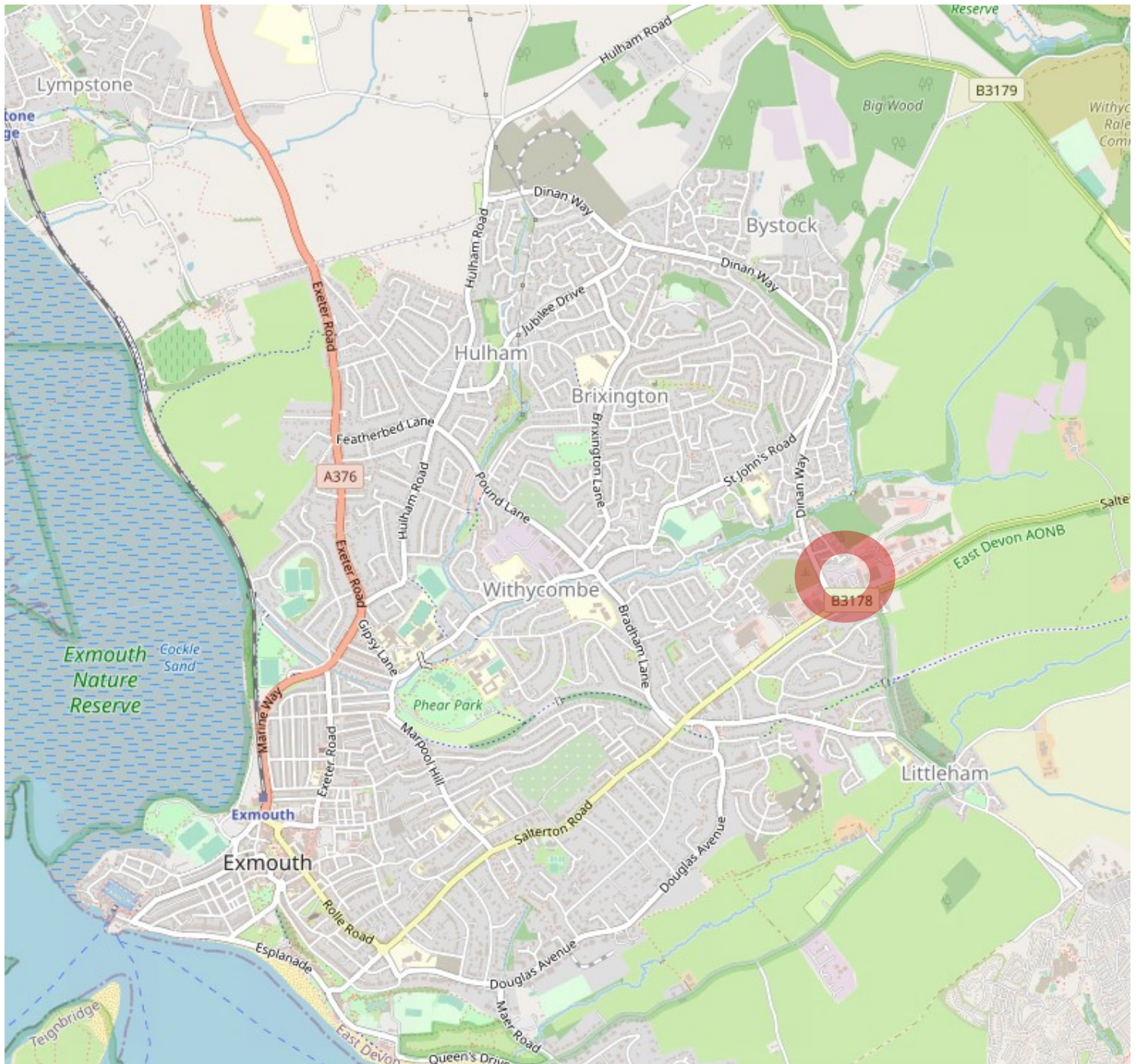
Contact: Tom Churchward MSc Real Est. MRICS
Tel: (01392) 202203
Email: tom@scceexeter.co.uk



GROUND FLOOR PLAN 1:100



FIRST FLOOR PLAN 1:100



Exeter Office

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