



10a-10c Weycroft Avenue, Millwey Rise Industrial Estate , Axminster

Modern purpose-built warehouse with office with yard | Accessible location in East Devon | Warehouse size 20,034 sq.ft
(1,861.24 sq.m) | Office size 4,519 sq.ft (419.86 sq.m) | **To Let: £150,000 pa plus VAT**

LOCATION

The market town of Axminster is located in East Devon, with a residential population of around 6,000. It offers a range of retail options, primarily local traders and businesses, and additional employment opportunities at the established Millwey Rise Industrial Estate. Axminster is approximately 23 miles East of Exeter, situated at the crossroads of the A358, which connects to the A303 at Ilminster, and the A35 from Southampton to Honiton. The A35, bypassing the town to the South, links with the A30 and provides access to the M5 motorway at Exeter. The town also has a mainline railway station.

DESCRIPTION

A modern industrial unit featuring an eaves height of circa 6.6 meters, increasing to 8 meters at the apex. The property boasts two full-height loading doors (3.6m wide x 4.8m height), ensuring efficient access and operations. Situated on its own site, it offers ample parking with around 45 spaces. Ideal for logistics and distribution businesses.

ACCOMMODATION

The suite has an approximate Gross Internal Area of 24,554 sq.ft (2,281 sq.m)

SERVICES

The property is served by mains services.

ENERGY PERFORMANCE CERTIFICATES (EPCs)

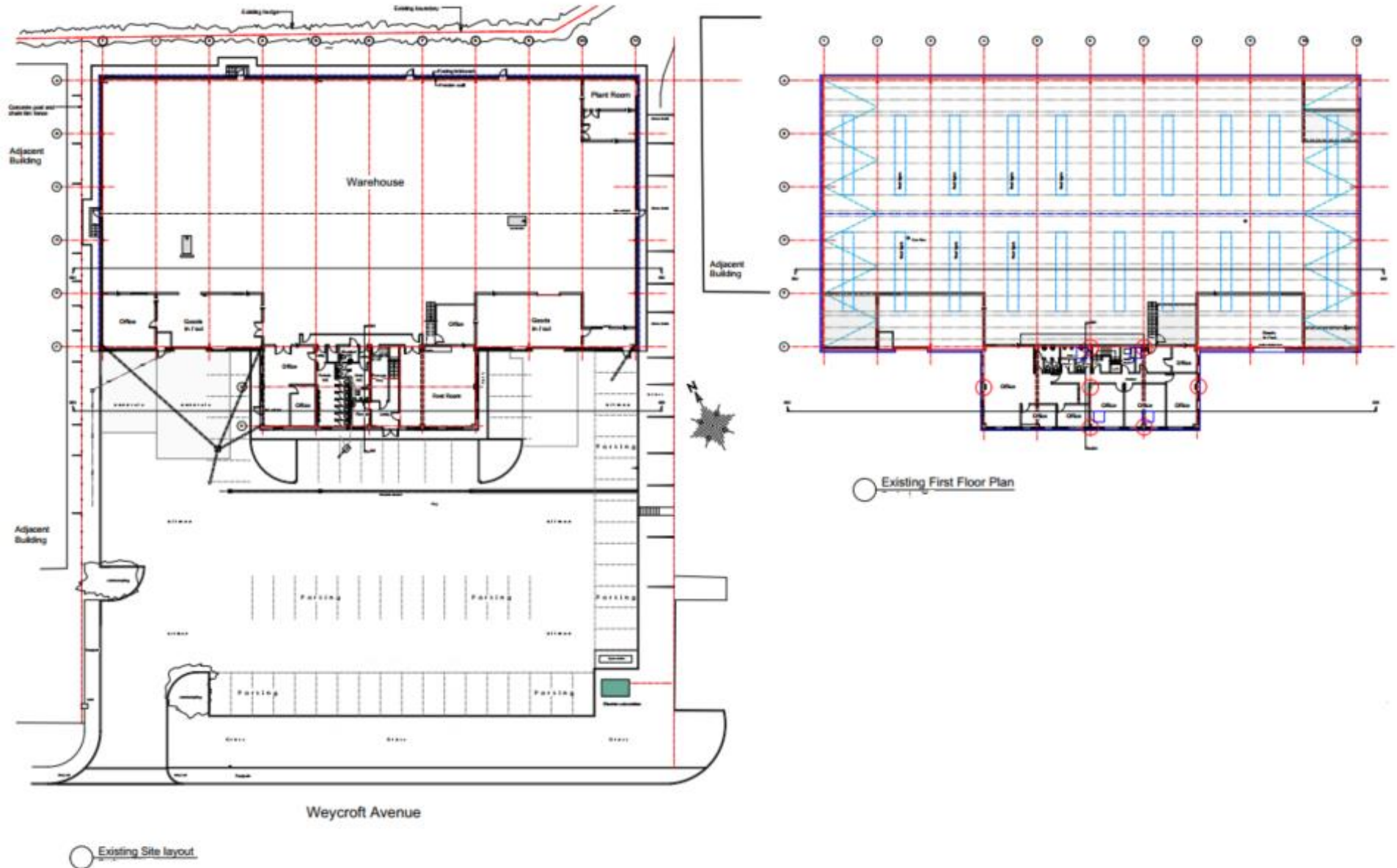
An EPC is available for this property. Please contact the agent for further details.







FLOOR PLAN



PROPOSAL - NEW LEASE

Available by way of new full repairing and insuring lease, at a rent of £150,000 pa. Further terms to be agreed by negotiation.

VAT

VAT is applicable to all figures quoted relating to this property.

BUSINESS RATES

The property has previously been divided and therefore has three separate rating assessments, please see these listed below.

10A 2023 List: £74,000

10B 2023 List: £24,750

10C 2023 List: £6,300

Please note should the property taken as one then it is expected that the property will require revaluation. Interested parties are advised to make their own enquiries with the local billing authority, East Devon District Council.

AML (ANTI-MONEY LAUNDERING)

In accordance with AML regulations, the successful tenant will be required to comply with procedure at the time the sale is agreed.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

VIEWING & FURTHER INFORMATION

Further information and viewings via joint sole agents:

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

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

Or

Other Agent | Address

Contact:
Tel:
Email:



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