

Engineering / Industrial / Distribution

TO LET (WHOLE OR PART)

# BLACKHILL QUARRY

WOODBURY, NR EXETER, EX5 1JL

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2.32 ACRES (0.94 HA)

# Property Summary

Blackhill Quarry provides a rare opportunity to lease a substantial industrial site offering engineering, workshop and office accommodation with a substantial power supply. The property is in a rural location but has excellent connectivity to East Devon, Exeter and the wider South West Region.

- Extensive industrial site extending to approximately 2.32 hectares (0.94 acres)
- 500 kVA power capacity
- Flexible engineering, workshop and office accommodation
- Staff welfare facilities, canteen areas and meeting rooms
- Excellent connectivity to East Devon, A3052 corridor, Exeter and M5 (Jct 30)
- Suitable for a range of industrial, manufacturing and engineering uses
- New lease available



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## Location

Blackhill Quarry is strategically located near the village of Woodbury in East Devon. The A3180 and A3052 provide access to junction 30 of M5 motorway (approximately six miles). Exmouth town centre is four miles to the south west.



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## Accommodation

The floor areas below have been measured on a Gross Internal Area (GIA) basis and are provided for guidance only. Interested parties are advised to verify the measurements independently.

|                        | M <sup>2</sup> | FT <sup>2</sup> |
|------------------------|----------------|-----------------|
| <b>Unit 1</b>          |                |                 |
| Warehouse              | 671.7          | 7,230           |
| Mezzanine              | 79.2           | 853             |
| Ground Floor Ancillary | 85.3           | 918             |
| First Floor Canteen    | 85.8           | 924             |
|                        | <b>922.0</b>   | <b>9,925</b>    |
| <b>Unit 2</b>          |                |                 |
| Warehouse              | 14,58.9        | 15,704          |
| Mezzanine              | 38.8           | 417             |
|                        | <b>1,497.7</b> | <b>16,121</b>   |
| <b>Paint Store</b>     | <b>54.9</b>    | <b>591</b>      |
| <b>Office Block</b>    | <b>152.6</b>   | <b>1643</b>     |
| <b>Lower Workshop</b>  | <b>205.8</b>   | <b>2,216</b>    |
| <b>Total</b>           | <b>2,833.0</b> | <b>30,496</b>   |

There are additional mezzanine structures that have been left by the former tenant.



## Energy Performance

The property elements are assessed individually. Unit 1 has a rating of 40(B), Unit 2 107(E), Offices are 78(D) and the Paint Store is 122(E).

## Terms

The property is available in part or as a whole on a new lease with term to be negotiated. Asking rent upon application.

## Business Rates

The Rateable Value from 1 April 2026 is £89,000. The rates payable figure for this year is therefore £42,720 ignoring any phasing provisions.

## Anti-Money Laundering

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the Landlord's agents. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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