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PROPERTY CONSULTANTS
TO LET
11B, The Courtyard
Woodbury Business Park, Exeter, EX5 1AY
Self-contained first floor office within high-quality barn conversion development – 275 sq ft (25.5 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	Exeter	Exmouth
4 miles	7.5 miles	4 mile



Accommodation

Description
Unit 11B, The Courtyard provides a modern first floor office suite, overlooking The Courtyard and benefitting from huge charm and character.

Internally, the office benefits from carpeted floors, power and data sockets, large floor to ceiling double-glazed windows, central heating and modern lighting.

A modern kitchenette and WC are also provided, making the suite self-contained.

Parking
The accommodation has 1 demised parking space, 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 £240 plus VAT per annum.

Area	Sq. ft	Sq. m
First Floor	275	25.5
TOTAL	**275**	**25.5**

Suspended ceilings



Onsite parking



Recessed lighting



Kitchenette



WC facilities



Planning | Rates | EPC | Terms

Planning
We are verbally advised that the accommodation has planning consent for uses under Class E, 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 **£6,300** (from 1st April 2026). 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.
https://www.tax.service.gov.uk/business-rates-find/valuations/start/12710575000

Energy Performance Certificate
The property has an EPC rating of C53, and the certificate is available on request.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the RICS Real Estate Code for Leasing 2020

Lease 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 £5,000 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 £550 plus VAT.

Insurance
The tenant is to reimburse the landlord for a proportionate cost of the building's insurance premium, currently £150 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. 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.

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: 102985/DS **Date: 10**/2026 **Subject to Contract**



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Important Notice

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15 Pembroke Road, Clifton, Bristol BS8 3BA.
A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

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 adv ce from a specialist source

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PROPERTY GALLERY









