Mileway

Unit 17 Finnimore Industrial Estate

Ottery St. Mary, EX11 1NR

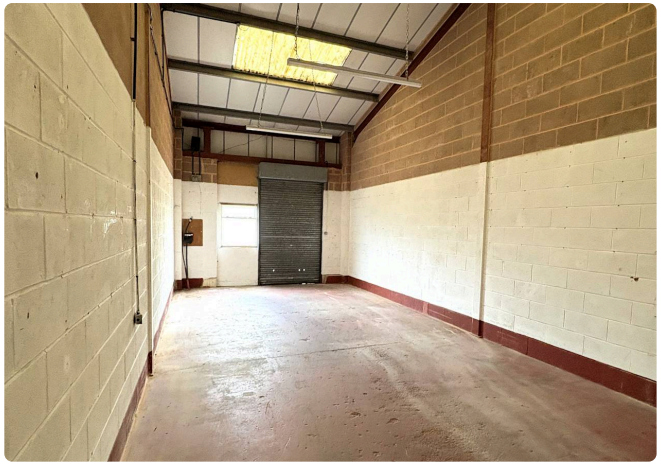
Warehouse | 3,830 ft^2

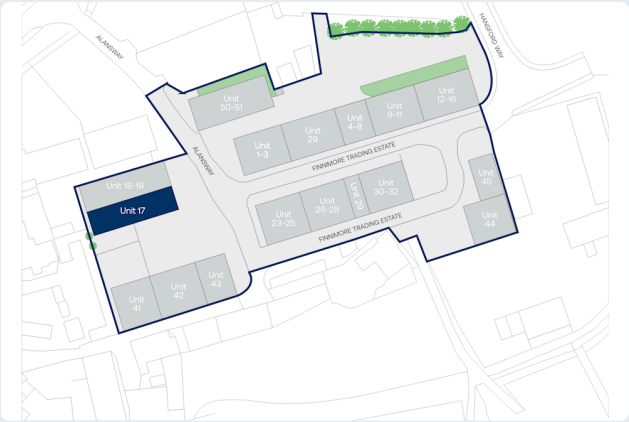
- Trade counter
- LED Lighting
- Roller shutter
- Max eaves 6.6 m / min eaves 4.0 m
- Ample parking
- Self-contained side yard

Location & Connections

Finnimore Industrial Estate, strategically located on the outskirts of Ottery St Mary, provides convenient access to key transport routes. The estate lies approximately 2 miles from the A30 dual carriageway, a major arterial route connecting the region, and is just 9 miles from Junction 29 of the M5 motorway, facilitating efficient travel to and from the area. The city of Exeter is situated around 11 miles to the west, offering a wide range of amenities and services, while the market towns of Honiton and Sidmouth are both within a 5-mile radius, providing additional local conveniences.

The estate is home to a diverse mix of established businesses, including Move Forward Gym Ltd, a well-regarded fitness centre; Chunk of Devon, a specialist food producer; Smart Build Supplies Ltd, a supplier of construction materials; and Perkins Ltd, a company with a strong local presence. This varied tenant base reflects the estate's suitability for a broad spectrum of commercial and industrial uses.





Description

Unit 17 is a versatile retail/showroom unit of steel portal frame construction with brick elevations, insulated roof, and double-glazed aluminium/PVCu windows and doors. The property features a bright main showroom with reception area, mezzanine office, kitchenette and WC, benefiting from excellent natural light, LED lighting, three-phase power and ample sockets. Access is via pedestrian entrances and a roller shutter door. In addition to the main showroom, there are three adjoining areas suitable for retail, storage or workshop use, all with access to the side yard. One area includes a mezzanine and WC, while the others have secure pedestrian and shutter access. The flexible layout and blockwork partitioning offer potential for a variety of uses or subdivision, subject to landlord's consent.

Further information

Rent
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
Available on new full repairing and insuring leases.

Legal costs
All parties will be responsible for their own legal costs incurred in the transaction.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
17	Warehouse	3,830	Immediately	3,125	D
Total		3,830			

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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