



CLINTON DEVON ESTATES

**stratton
creber
commercial**
property consultants



Unit 4, Thorntree Business Units, Liverton Business Park,
Exmouth, Devon, EX8 2NX

To let

Viewing by prior appointment
with Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

Mid terrace light industrial unit

Ground floor area: 115.10 sq m (1,239 sq.ft)

Mezzanine: 33.9 sq.m (365 sq.ft)

Suitable for a variety of uses, subject to consents

Rent: £14,250 per annum exclusive, plus VAT

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Location

Exmouth is a coastal town with a population of approximately 38,000, known for its popularity among residents and visitors alike. Over the past two decades, the town has undergone significant residential development. Exmouth is located around 13 miles south of Exeter, accessible via the A376 road, and Junction 30 of the M5 motorway is roughly 9 miles away. The nearby town of Budleigh Salterton is also in close proximity.

Travel to and from Exmouth is convenient thanks to the proximity of Exeter Airport, which is roughly 12 miles away, and the availability of local rail links connecting to the main line via Exeter St David's station, a journey of around 30 minutes.

Description

Unit 4, Thorntree is situated within Liverton Business Park, which is owned and managed by Clinton Devon Estates. The park is renowned for providing top-quality commercial spaces such as trade counters, industrial units, warehouses, and retail spaces that cater to the needs of businesses of all sizes and types across various sectors. Many well-known businesses have already established their presence in the park, including Bradfords, Howdens, Pets at Home, Screwfix, Home Bargains, PureGym, The Range, and McDonald's.

Accommodation

Please see below Gross Internal Areas (GIA)

Floor	Description	Sq.ft	Sq.m
Ground	Warehouse & Office	1,239	115.10
Mezz	Storage	365	33.9
Total:		1,604	149

Services

3 phase electricity, water and drainage.

Terms

The property is available by way of a new lease on full repairing and insuring terms. Proposed terms, of a 6 year lease at an initial rent of **£14,250pa ex**. Please note, personal guarantees will be required.

Service Charge

In addition to the rental above, a proportional service charge towards the landscaping and estate management of the common areas will also be payable. For further details please contact the agent.

Insurance

The Landlord is to arrange adequate owners insurance and charge back to the tenant at the agreed proportion. Insurance rent to be reviewed annually.

Energy Performance Certificate (EPC)

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

Rates

RV 2026 List: £14,500
Rates Payable: £5,220

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

VAT

All figures within these particulars are subject to the addition of VAT at the statutory rate.

Legal Costs

The parties are to be responsible for their own legal costs incurred in these transactions.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling MSc MRICS
Tel: (01392) 202203
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