



TO LET

Unit 25

Woodbury Business Park, Exeter, EX5 1AY

Open plan warehouse/ light industrial unit - 1,620 sq. ft gross approx. (150.5 m2).



25

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 on the business park include Ocean Physio & Rehab, Elite Electrical Devon, Marlow & Co Accountants, CrossFit Pi, Briggs Fire & Security and Radiant Pilates, amongst others.

M5



4 miles

Exeter

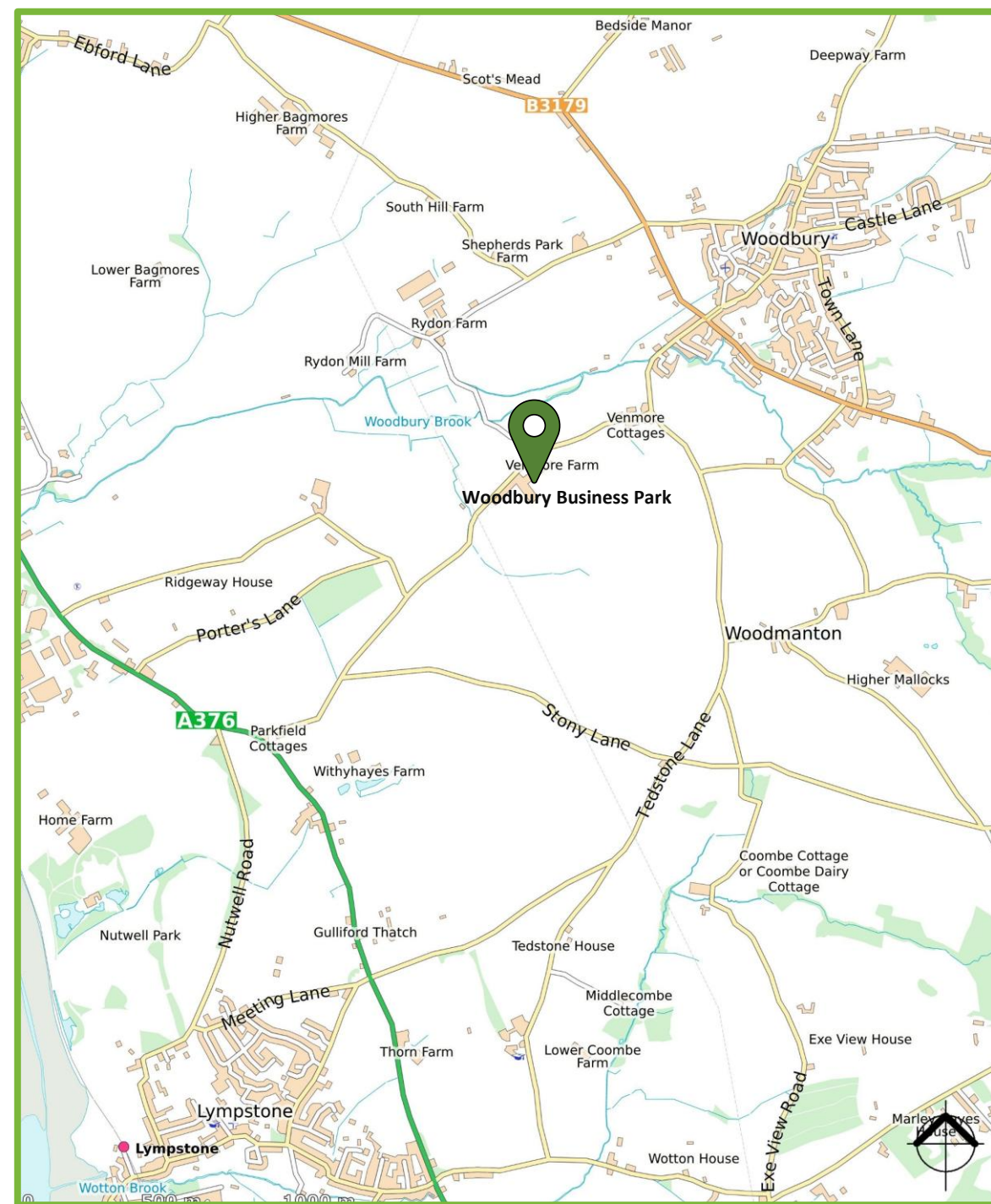


40 miles

Exmouth



40 miles



Accommodation

Description

The property comprises a modern, end terrace warehouse unit of steel frame construction.

Built in 2014, the unit benefits from a 4m high electric roller shutter door and separate personnel entrance, as well as a concrete floor, LED lighting and a minimum eaves height of 4.65m.

The property doesn't currently have its own WC facilities, but services are in place for installation. Tenants will also have the right to use the business park's communal facilities.

Externally, the property benefits from a communal yard area and allocated parking spaces.

Parking

The accommodation has a total of 2 demised parking spaces, in addition to plentiful shared spaces as available.

Services

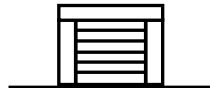
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any purchaser must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	sq m
TOTAL	1,620	150.5



**Eaves height
4.65m**

**Surface level
Doors**



3-Phase Power



**Car parking
spaces**



**Industrial &
Logistics**



**Open plan
layout**



Planning | Rates | EPC | Terms | Charges

Planning

We are verbally advised that the accommodation has planning consent for uses under Class B2 and B8 of the Use Classes Order 1987 (as amended). Any occupier should make their own enquiries to the Planning Department of East Devon District Council.

Tel: 01395 516854 or <http://www.eastdevon.gov.uk/>

Business Rates

Rateable Value (from 1st April 2026): **£19,500**

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.gov.uk/find-business-rates>

Energy Performance Certificate

An EPC has been commissioned, and the certificate will be 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 by way of a new lease direct from the Landlord, on terms to be agreed.

Rent

The property is offered to let for £12,960 per annum exclusive of VAT.

Estate Charges

Service charge: £619.56 + VAT per annum

Insurance contribution: £309.72 + VAT per annum

Water contribution: £300 + VAT per annum

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 may 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:



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AK Ref: DS/102562 **Date:** 05/2026 **Subject to Contract**



COMMERCIAL
AGENCY



INVESTMENT



BUILDING
SERVICES



PLANNING



RESIDENTIAL
DEVELOPMENT



PROFESSIONAL
SERVICES



MANAGEMENT
SERVICES



ASSET
RECOVERY

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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 advice from a specialist source.

alder king

PROPERTY CONSULTANTS

