



TO LET

11E, The Courtyard

Woodbury Business Park, Exeter, EX5 1AY

Self-contained ground floor office within high quality barn conversion development
594 sq. ft (55.2 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, Elite Electrical Devon, Marlow & Co Accountants, Crossfit Pi, Briggs Fire & Security and House-it Self Storage, amongst others.

M5



4 miles

Exeter



7.5 miles

Exmouth



4 mile



Accommodation

Description

Unit 11E, The Courtyard provides a modern ground floor office suite, benefitting from huge charm and character, and comprising of smart glass partitioning to create a separate meeting room, an office suitable for 4-8 people and a separate kitchen and dining area.

The office also benefits from carpeted floors, power and data sockets, double glazed windows, heating, and modern lighting.

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

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 occupier must satisfy themselves independently as to the state and condition of such items.

There is a water contribution charge of £300 plus VAT per annum.

Area	Sq. ft	Sq. m
Main office	454	42.2
Meeting room	140	13
TOTAL	594	55.2

Onsite parking



Recessed lighting



WC facilities



Kitchenette



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for office use, 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

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. www.voa.gov.uk.

Energy Performance Certificate

An EPC has been commissioned and will be available for inspection.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

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 £10,989 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 £1,306.80 plus VAT per annum.

Insurance

The tenant is to reimburse the landlord for a proportionate cost of the building's insurance premium, currently £356.40 plus 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 will be levied on the rent price. 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/101838 Date: 09/2025 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.

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PROPERTY CONSULTANTS

