

TO LET

Modern Workshop / Storage Premises

Units 3A, 3B & 3C Millway Rise Industrial Estate, Weycroft Avenue, Axminster EX13 5HH



- From 964 sq.ft (89.60 sq.m) to 2,920 sq.ft (271.28 sq.m)
- Available together or separately
- Roller shutter door
- Rents from £9,950 pax



To Let | Code 12372

brutonknowles.co.uk

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Location & Description

The premises are located on the busy Millwey Rise Industrial Estate in Axminster. Millwey Rise Industrial Estate comprises a variety of offices, industrial, workshop and trade counter units on the outskirts of the town. Axminster is a market town on the eastern border of Devon, approximately 28 miles from Exeter.

These three adjoining modern steel framed workshop / storage units are available as a whole or separately. The properties have insulated roofs with internal block work walls and part brick elevations.

Each unit has a roller shutter door with a separate personnel door together with a concrete floor, a toilet and parking to the front. The minimum eaves height to the front of the units is 3.60m.

Business Rates

Unit 3A

Rateable Value (from 1st April 2026): £8,800
Description: Workshop & Premises

Unit 3B & 3C

Rateable Value (from 1st April 2026): £15,500
Description: Workshop & Premises

We recommend that any interested party make their own enquiries with the Valuation Office Agency at; <https://www.gov.uk/find-business-rates>

Terms

The premises are available together or separately by way of new Contributory Full Repairing & Insuring leases on terms to be agreed.

Rents

From £9,950 per annum exclusive.

VAT

VAT is applicable at the standard rate.

Energy performance certificate

Unit 3A

The energy performance certificate rating is C55.

Units 3B & 3C

The energy performance certificate rating is D84

Service Charge

There is a service charge contribution from each of the tenants towards the maintenance of the communal parts of the Estate. Further details are available from the Agents.

Legal Costs

Each party to be responsible for their own legal costs in dealing with the lease.

Viewing

By appointment with the sole agents, Bruton Knowles.

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Contact:

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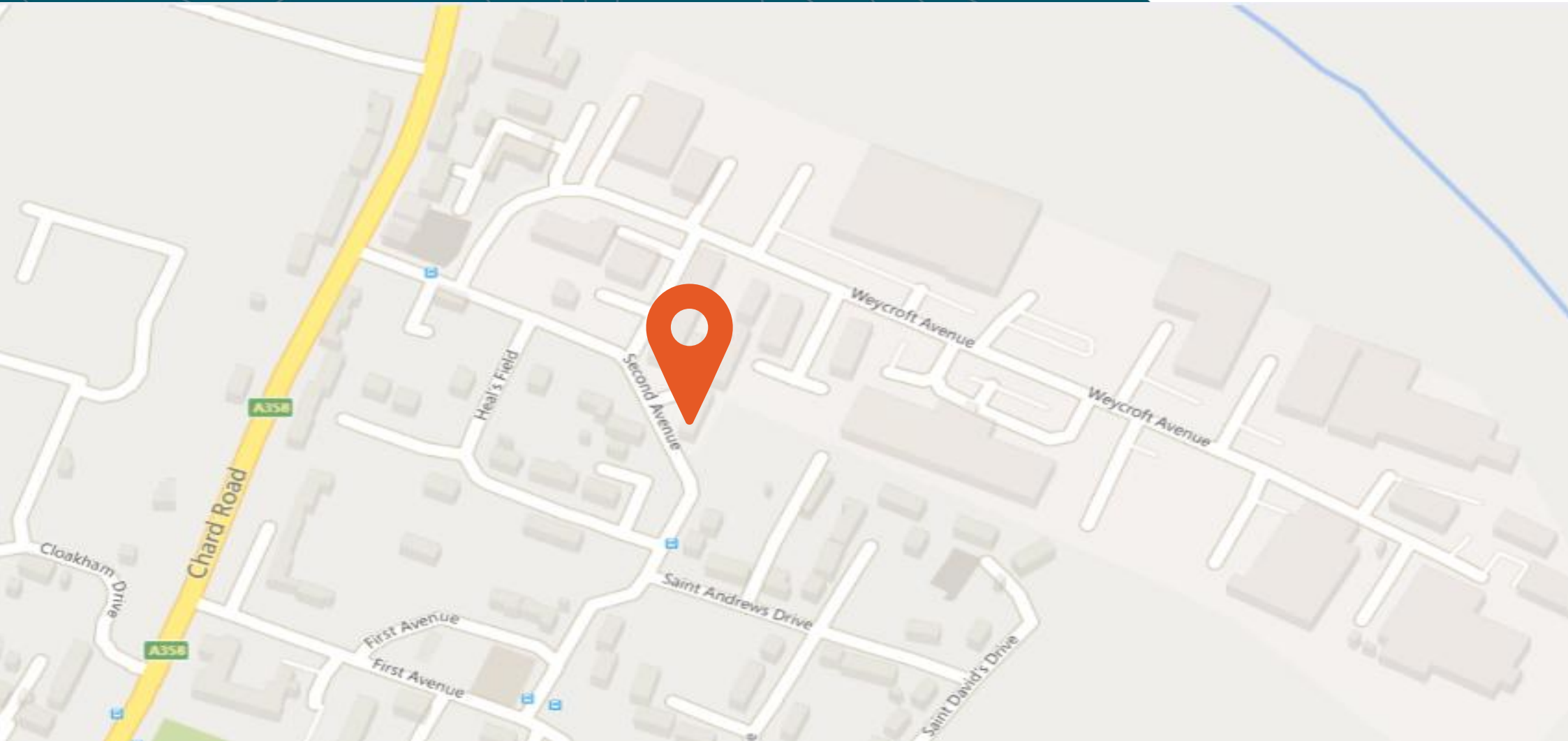


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what3words **Trending.Fence.Functions**



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Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and registered address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Bruton Knowles employee, or certified copies be provided.

Disclaimer Bruton Knowles Chartered Surveyors are not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles have not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise.

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