TO LET

Modern Workshop / Storage Premises

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

BRUTON KNOWLES

- 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 £8,950 pax

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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 £8,950 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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Exeter

EX1 1RR

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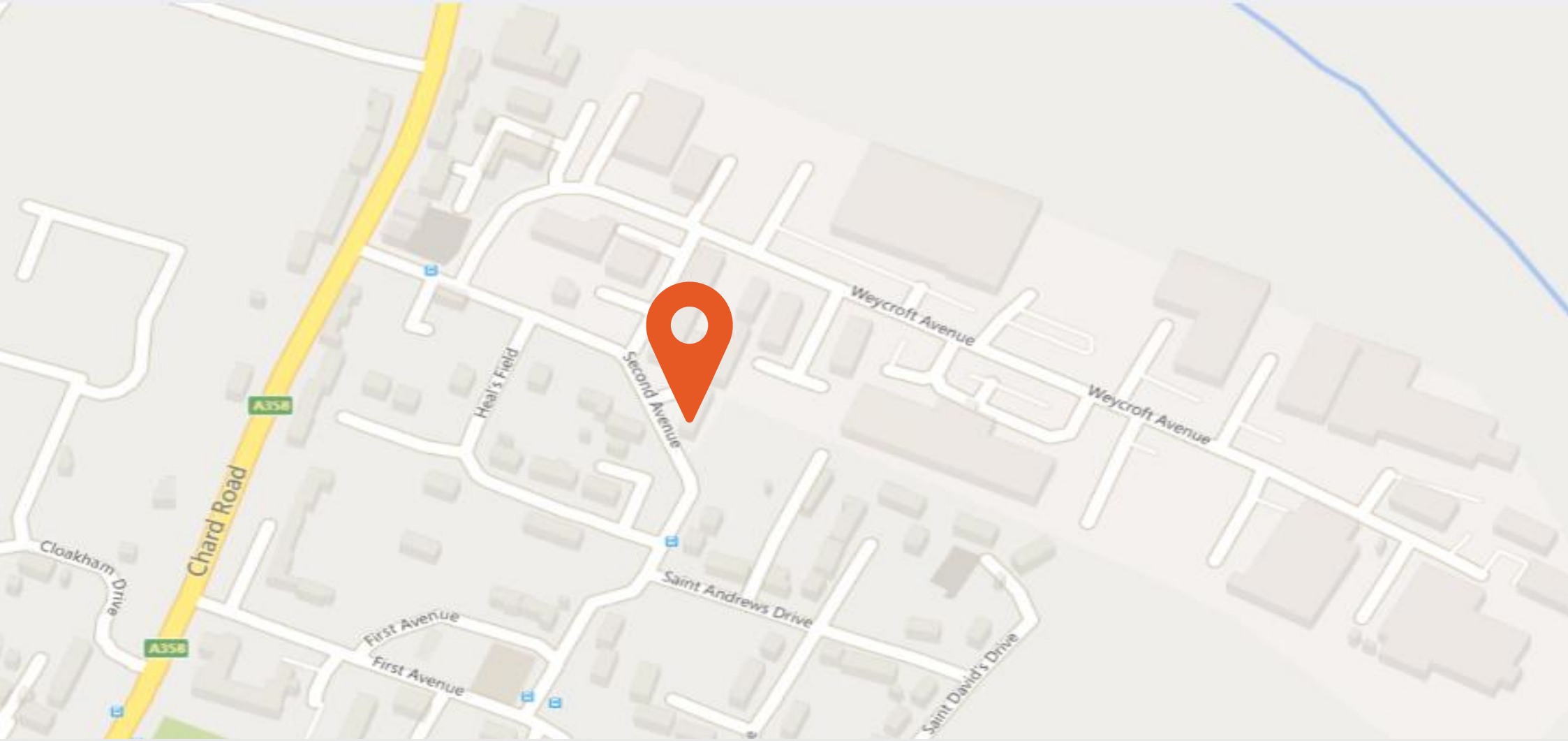

Regulatory Customer Due Diligence Checks - The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to 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.

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Regulated by RICS

The Property Ombudsman