

TO LET

Showroom / Trade Counter

Units 50/51 Finnimore Industrial Estate, Ottery St Mary, EX11 1NR



- Showroom / trade counter
- Office accommodation
- Parking for up to 25 cars
- Short term lettings available at reduced rent of £2,490 per month for a limited time only



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Location

Finnimore Industrial Estate is strategically located on the outskirts of Ottery St Mary, providing convenient access to key transport routes. The estate lies approximately 2 miles from the A30 dual carriageway, a major arterial route connecting the region, and is just 9 miles from Junction 29 of the M5 motorway, facilitating efficient travel to and from the area. Exeter is situated around 11 miles to the west, offering a wide range of amenities and services, while the market towns of Honiton and Sidmouth are both within a 5-mile radius, providing additional local conveniences.

The Estate is home to a diverse mix of established businesses, including Move Forward Gym Ltd, a well regarded fitness centre; Chunk of Devon, a specialist food producer; Smart Build Supplies Ltd, a supplier of construction materials; and Perkins Ltd, a company with a strong local presence. This varied tenant base reflects the estate's suitability for a broad spectrum of commercial and industrial uses.

Description

Situated at the entrance of Finnimore Industrial Estate, unit 50-51 benefits from prominent visibility. The ground floor is currently arranged as a showroom, complemented by extensive office areas and extra storage space on the upper floors. The layout is flexible and can be modified to suit a range of uses, subject to obtaining the appropriate consents. The property also features parking facilities accommodating up to 25 vehicles.

Accommodation

	Sq ft	Sq m
Ground – Showroom	3,714	345
First – Office / Storage	3,714	345
Total	7,428	690

Lease Terms

Available by way of a new full repairing and insuring lease, at a rent of £52,000 per annum exclusive.

Alternatively, flexible terms at a reduced rent of £2,490 per month is available for short term lettings. These reduced rents are available for a limited time only and vary depending on lease length and agreed terms. Rent may be reviewed and adjusted on renewal. Full terms are available on request. Prices are valid for 2026 only.

Energy performance certificate

The energy performance certificate rating is D78.

Business Rates

Rateable Value: £67,000 (from 1st April 2026).

Description: Showroom, store and premises.

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

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred.

Viewing

By appointment only with either of the joint sole agents.





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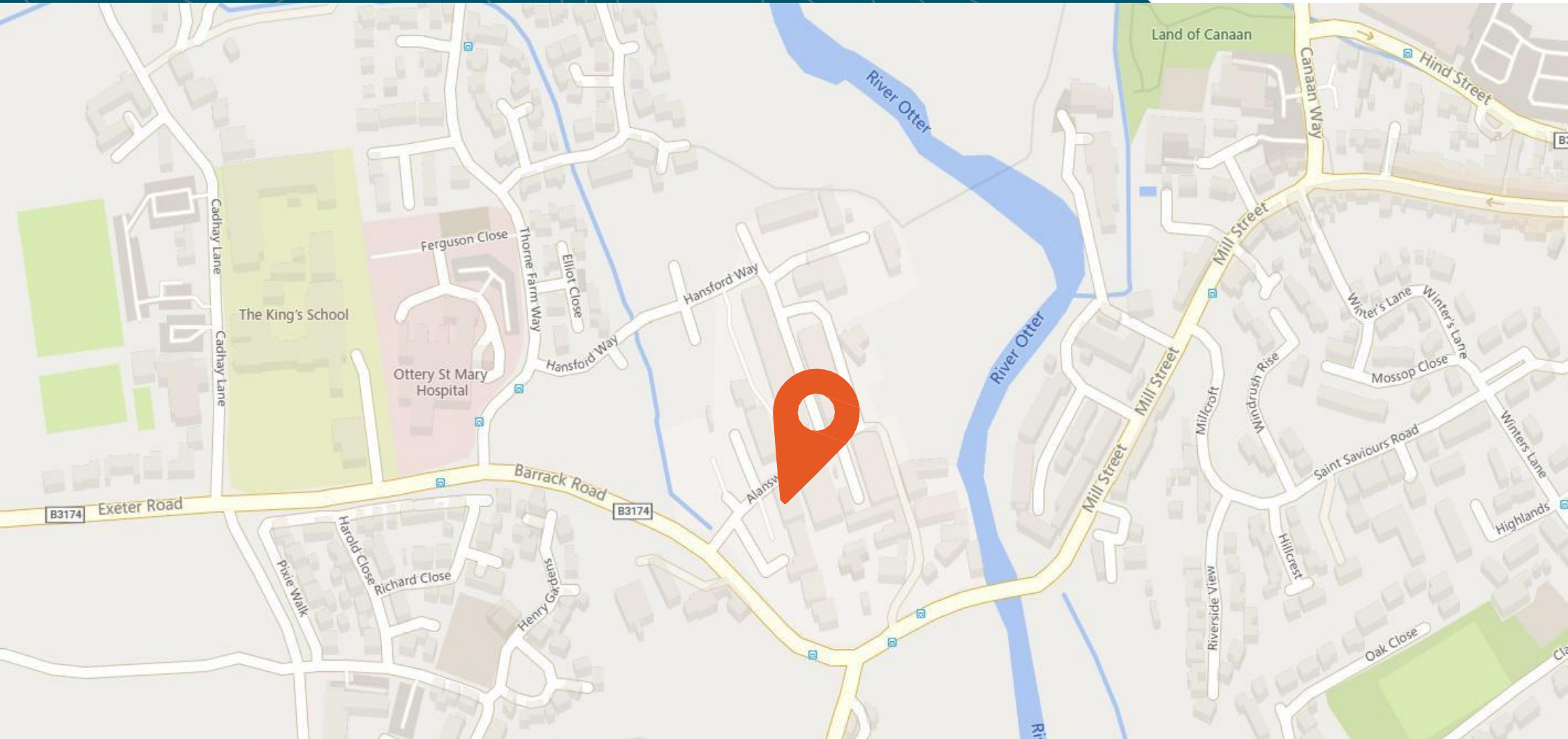
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