

TO LET

Commercial Business Premises

Unit A5 Westleigh Willows, Feniton, Nr Honiton EX14 3BN



- 3,447 sq.ft (320.19 sq.m)
- Joinery/Workshop/ Storage Premises
- Very Accessible yet Rural Setting
- Allocated parking spaces
- Rent £18,960 per annum (£1,580 pcm) £5.50 psf



Location

Westleigh Willows Farm is conveniently located less than a quarter of a mile from the Patteson's Cross junction of the A30, Honiton Road. Travelling from Exeter towards Honiton, take the signs towards Feniton and Payhembury, and Westleigh Willows is the first entrance on the right. Westleigh Willows offers the rare opportunity for business occupiers to find premises in a very convenient location, whilst enjoying a fine rural setting overlooking paddocks and countryside beyond.

Other occupiers of the Estate include The Curtain & Soft Furniture Workroom Ltd, Element Fabrication, T & T Coachworks Ltd and Mark 1 Conversions Ltd.

Description

The Business Park has attracted a number of occupiers who have remained on the Estate for many years.

Unit A5 provides a rare opportunity to move into premises which benefit from a range of Wadkin carpentry joinery equipment. The equipment includes a large circular saw, double sided thickness planer, heavy duty band resaw, heavy duty mortice cutter, precision sander (LC2K-1300), large panel saw, radial saw with roller feeder, T Robinson band saw plus other equipment. The workshop benefits from a dust extraction system with large collection bin located externally. Photographs of the machinery are available on request from the agents. The landlord would be willing to sell the aforementioned equipment to interested parties or alternatively it can be removed prior to occupation.

Key features include:

- * Well configured workshop unit with roller door access 2.8m high x 3m wide incorporating a wicket door.
- * Steel portal frame construction giving unobstructed workshop/ storage space.
- * Small reception office to front of unit with separate pedestrian/ customer access.
- * Insulated roof.

* 3-phase power supply, ample power sockets.

* Full dust extraction & waste wood heater for workshop.

These traditional workshop premises provide an ideal opportunity for a carpentry joinery business. They would also suit other types of workshop use having established Use Class B2 general industrial consent. The unit is largely open plan except for the useful small office reception area to the front, being suitable for greeting customers and admin purposes. The workshop has a roller shutter door incorporating a wicket door, allowing deliveries directly from the private estate access road and maintaining staff and customer separation whilst machinery is in use. The unit comprises two main sections, the front part (approx. 12.27m x 5.3m) has a maximum internal height of 4.21m and eaves height of 3.3m. The remaining workshop is approximately 3.3m to the internal apex with an eaves height of 2.5m. The insulated roof and space heater provide a warmer working environment for the winter months, with the height flexibility within the front section for larger projects.

Parking

There is allocated parking spaces close to the front of the premises, sufficient for three or four vehicles.

Services

The premises have strip lighting and ample 240v power points throughout which would suit most occupier's requirements. There is a 3-phase electricity supply, water and private drainage is connected and there are communal WCs located adjacent to the premises.

Planning

The premises have planning consent for B1, B2 and B8 Uses. Interested parties are encouraged to speak to the Local Planning Authority to confirm that the premises have the appropriate consent for their intended use.

Energy Performance Certificate

The energy performance certificate rating is B42. The full certificate and recommendations can be provided on request.

Lease

These premises are available by way of a new business lease at an annual rent of £18,960 per annum exclusive (£1,580 per calendar month).

VAT

There is no VAT to pay on the rent of service charge.

Service Charge

The tenant is liable to pay a modest service charge to cover a contribution towards the annual Buildings Insurance, the costs of maintaining the shared services and maintenance of the Estate communal areas. Details are available from the agent on request.

Business Rates

Rateable Value: £11,750 (from 1st April 2026).

Description: Workshop 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>

Legal Costs

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

Viewing

By appointment only with Bruton Knowles.

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Main workshop



Front section of workshop



Reception office

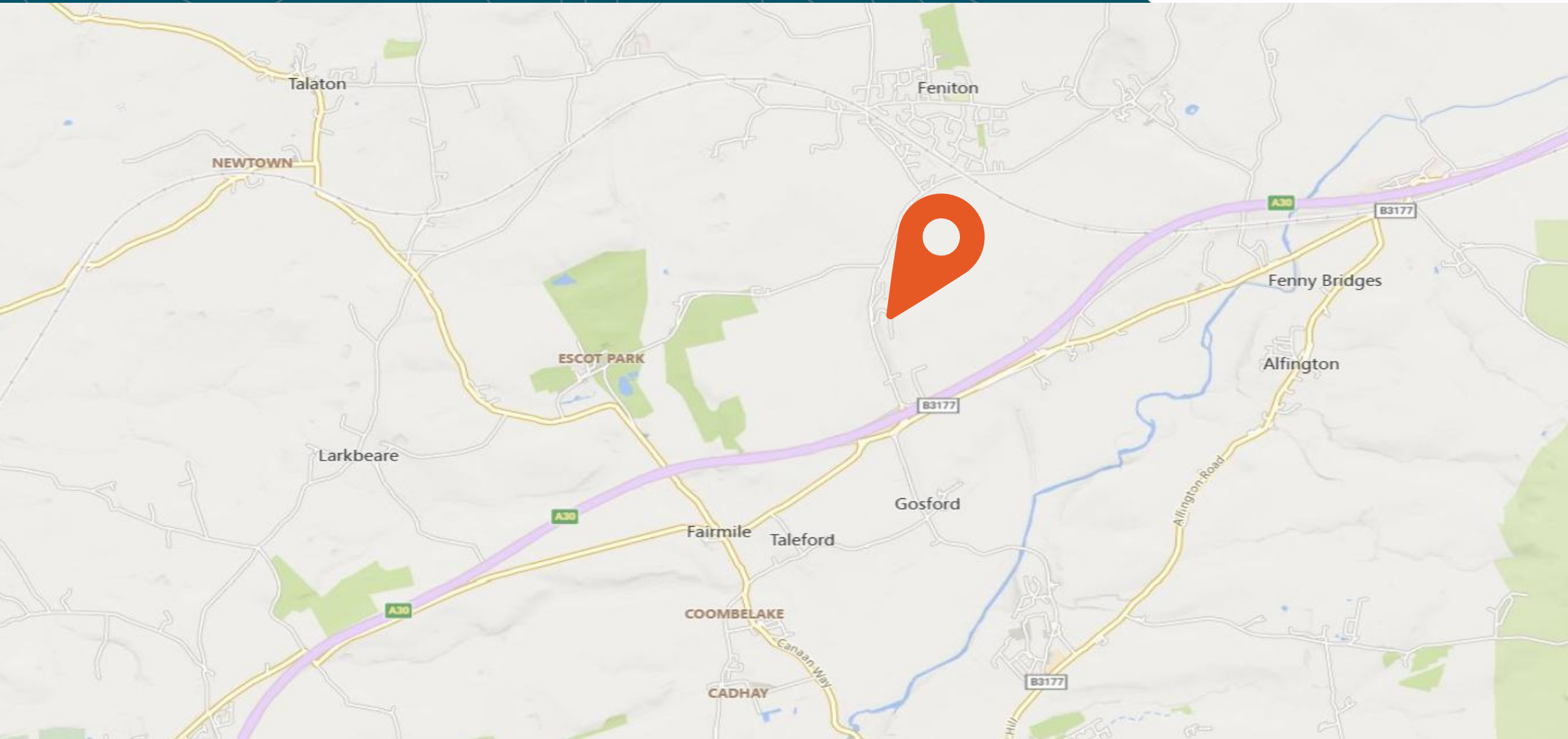


Front elevation overlooking estate road & paddock

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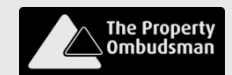
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