



# To Let

**Unit 17**  
**Finnimore Industrial Estate**  
**Ottery St Mary**  
**EX11 1NR**

Rent On application

## SUMMARY

- Versatile Industrial Unit
- Popular Industrial Estate
- Approx 2 miles from A30
- Easily accessible location
- On site car parking

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Contact our agent:-

**Clare Cochrane**

**01392 453027**

✉ [ccochrane@vickeryholman.com](mailto:ccochrane@vickeryholman.com)

[www.vickeryholman.com](http://www.vickeryholman.com)

**Vickery Holman**





## LOCATION

Finnimore is a popular, well established business estate situated approximately 2 miles from the A30 dual carriageway on the edge of Ottery St Mary. Ottery St Mary is a popular East Devon market town with a population of approx. 7,800. The estate benefits from 2 access roads, one adjacent to the main hospital and the other, off B3174, Barrack Road. The area has recently benefitted from substantial investment in new residential accommodation.

The popular estate houses a diverse range of occupiers including Chunk of Devon, Perkins Pet & Country Stores and Devon Tiles.

## DESCRIPTION

A versatile brick and block building, the Unit originally comprising of 3 adjoining units. The Units benefits from bright accommodation with pedestrian & roller shutter door access and a fenced yard area.

The Unit extends to approximately 3,852 sq ft (357.9 sq m) with an additional 954 sq ft (88.6 sq m) provided at mezzanine level. (see below)

## ACCOMMODATION

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a GIA basis.

All areas are approximate and provided by the Landlord from management records from a measured survey. Interested parties are recommended to undertake their own enquiries.

	SQ FT	SQ M
Ground floor area	3,852	357.90
Mezzanine area	954	88.60

## SERVICES

We understand that mains electricity water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC

An Energy Performance Certificate has been carried out on this property and can be viewed by going to [www.ndepcregister.com](http://www.ndepcregister.com) and entering the certificate reference number 0240-8944-0382-7560-4084.

Band E (score 102) currently registered.

## ESTATE CHARGE

Details to be provided on request but subject to change upon annual review and reconciliation.

## BUSINESS RATES

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

## TERMS

The premises are available by way of a new full repairing and insuring lease on flexible terms to be agreed.

## LEGAL FEES

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT

All figures quoted are exclusive of VAT if applicable.

## OTHER

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity along with any other associated documents prior to exchange.

## FURTHER INFORMATION AND VIEWINGS

For further information or to arrange a viewing please contact the joint agents.

**Vickery Holman**  
Property Consultants

Clare Cochrane  
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**Miller Commercial**

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### Exeter Office

Balliol House, Southernhay Gardens,  
Exeter, Devon, EX1 1NP



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Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to [www.leasebusinesspremis.co.uk](http://www.leasebusinesspremis.co.uk) for further information.

Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract;
- 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them;
- 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.



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SUBJECT TO CONTRACT  
16 September 2019