

**7,200 - 59,325 SQ FT FLEXIBLE WAREHOUSE  
AND PRODUCTION UNITS**

# **AXMINSTER BUSINESS PARK**

**UNITS A AND B, WOODMEAD ROAD, AXMINSTER,  
DEVON, EX13 5PQ**

**MANUFACTURING**

**DISTRIBUTION**

**LOGISTICS**

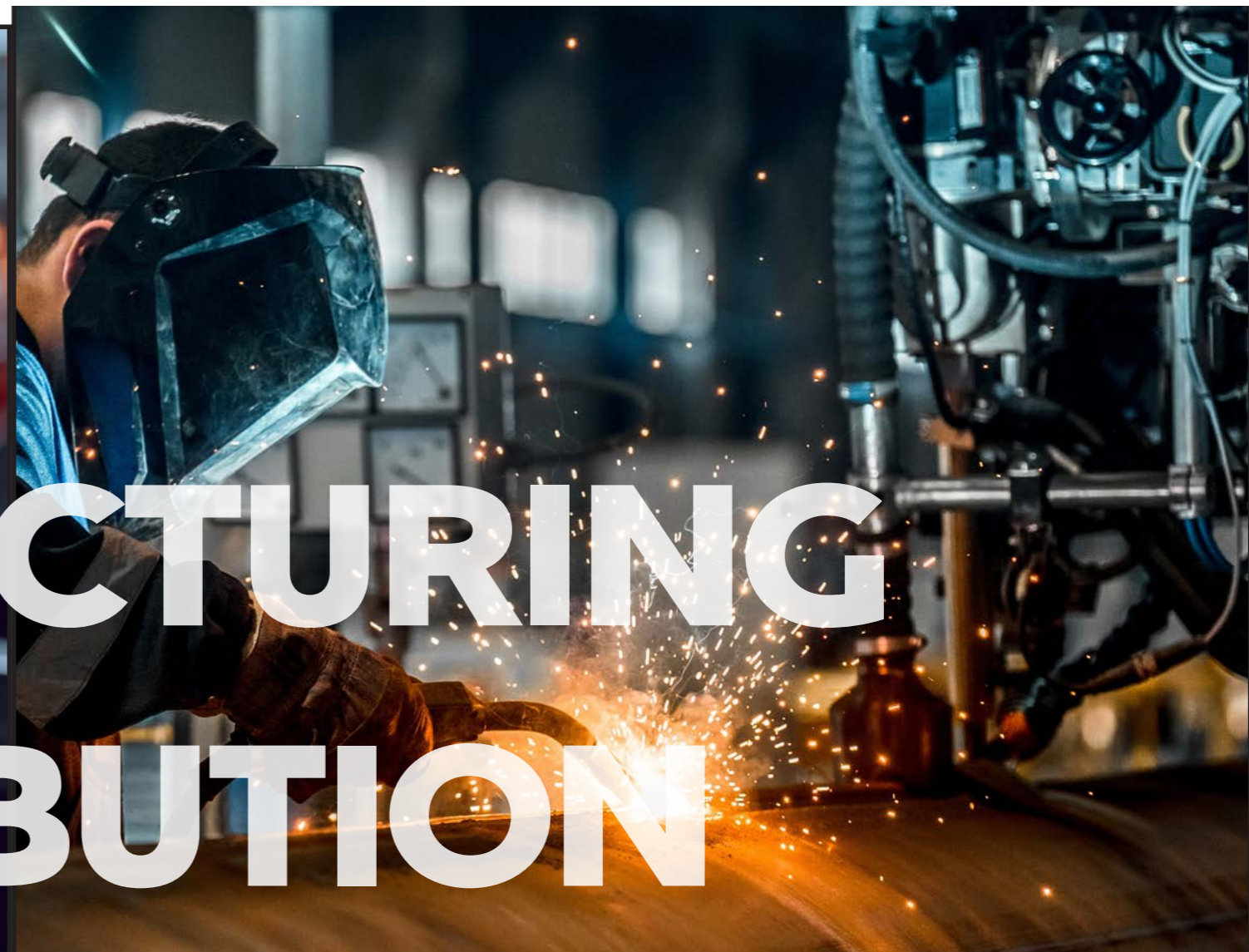
**WAREHOUSING**

**AVAILABLE TO RENT  
ON FLEXIBLE TERMS**



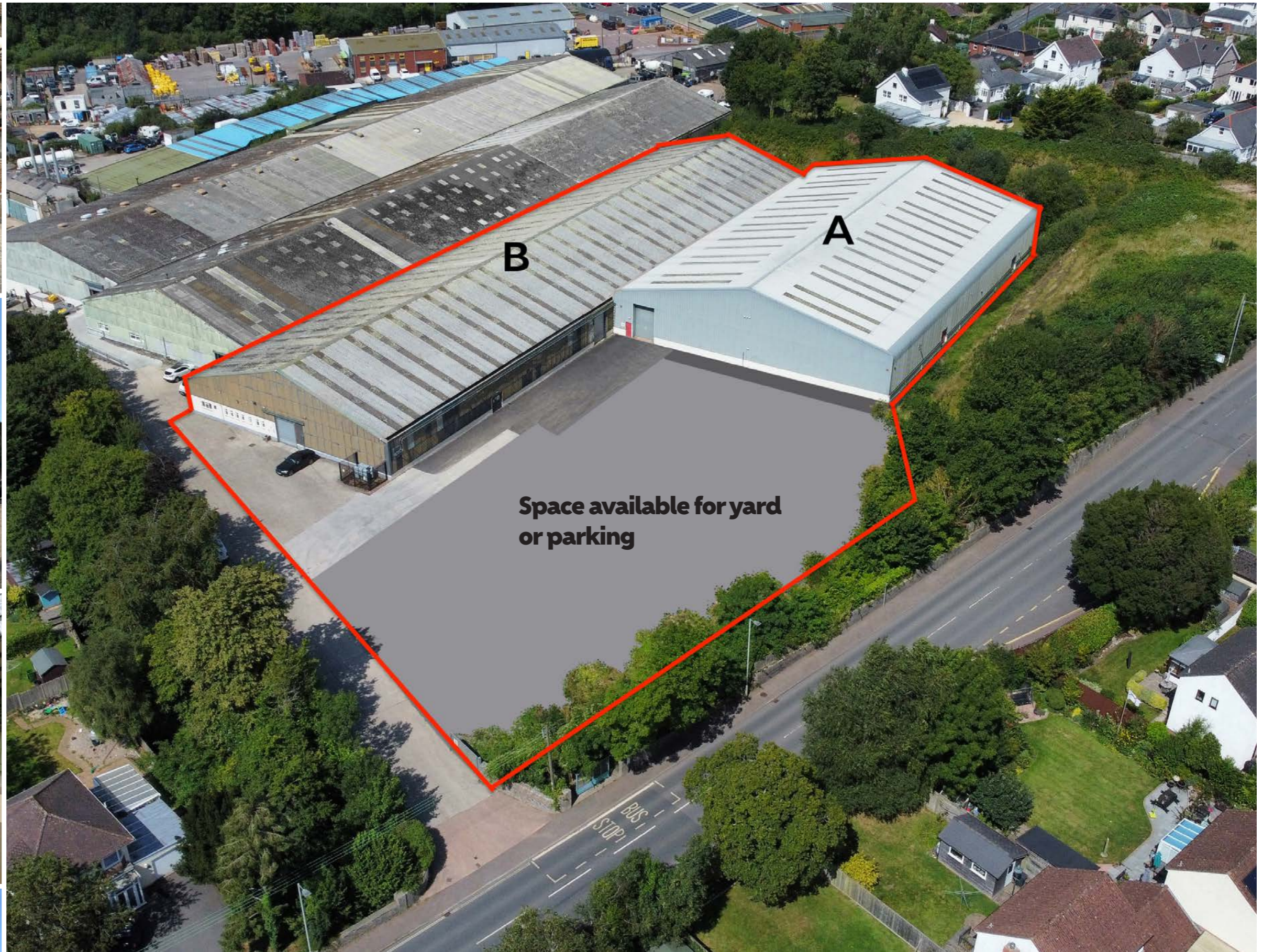
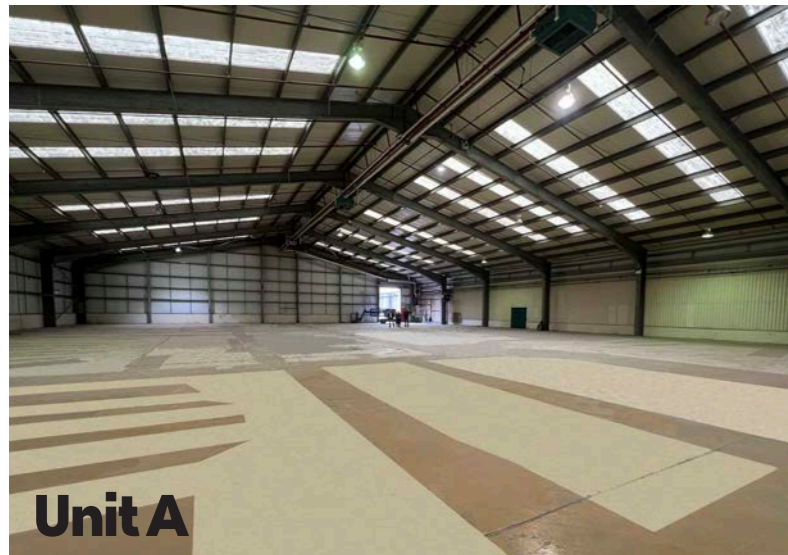
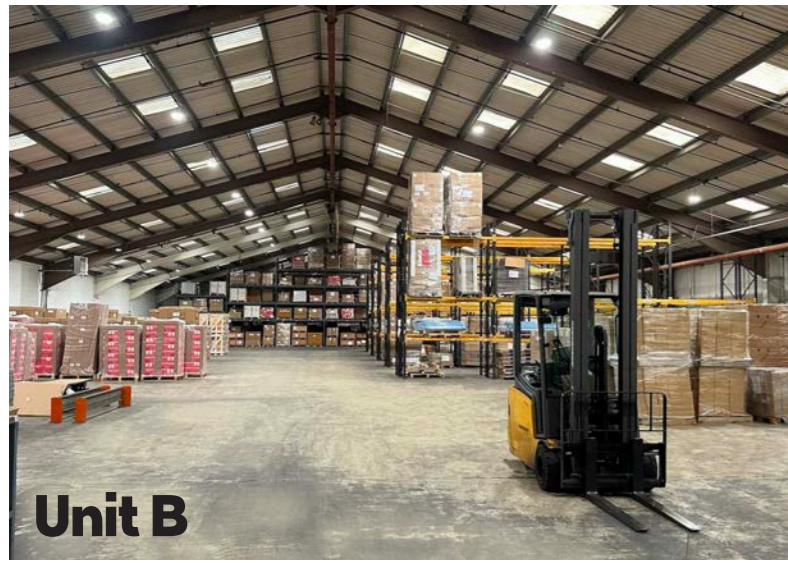


# MANUFACTURING DISTRIBUTION



# LOGISTICS WAREHOUSING





**Unit A 25,379sqft, Unit B 33,946 sqft Can be combined or leased seperately**

**Total Area = 59,325sqft**

**A35**

**Direct Access A35**

**£**

**Flexible Rent Options**

**500**

**500KVA Power**

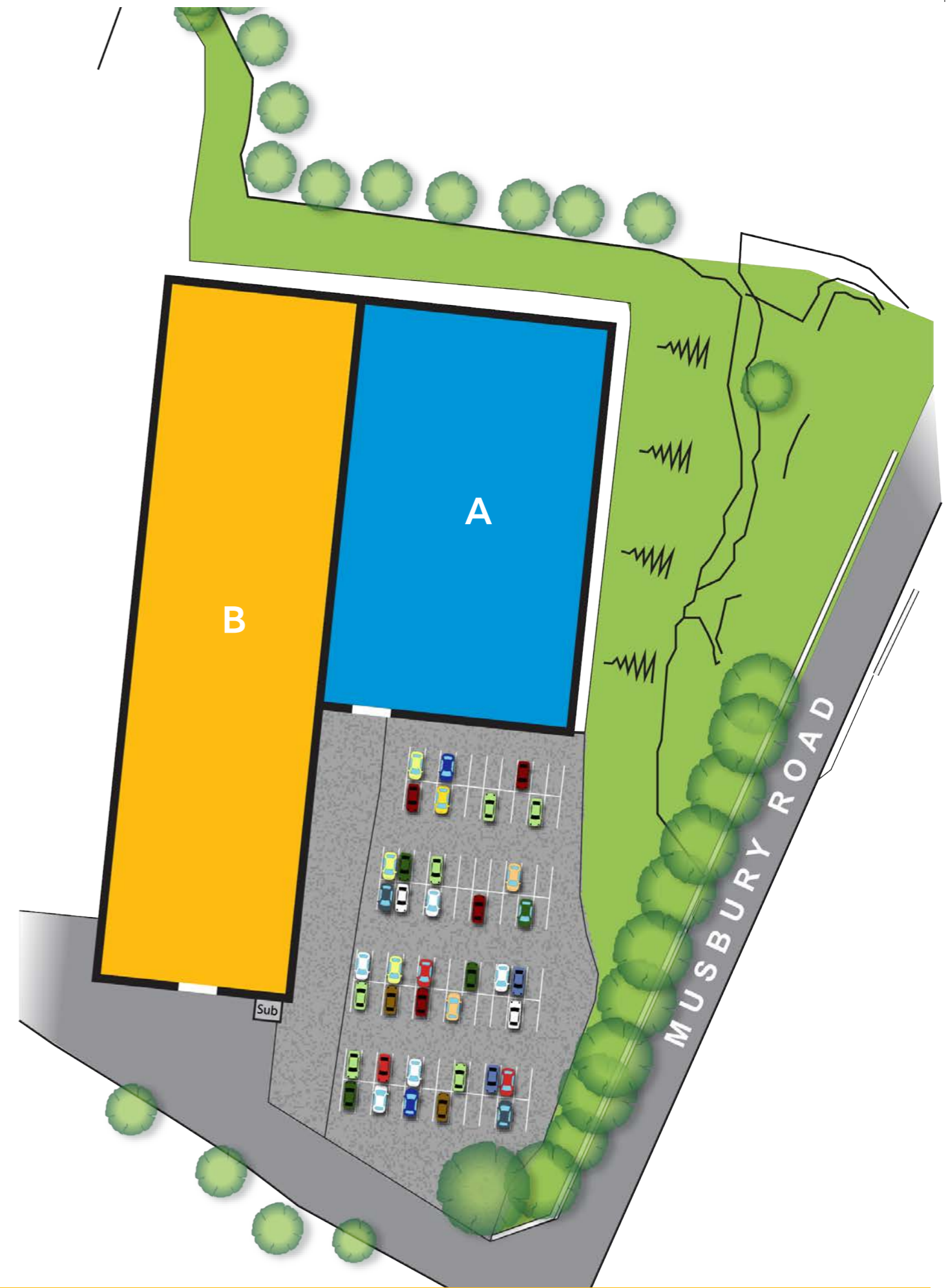
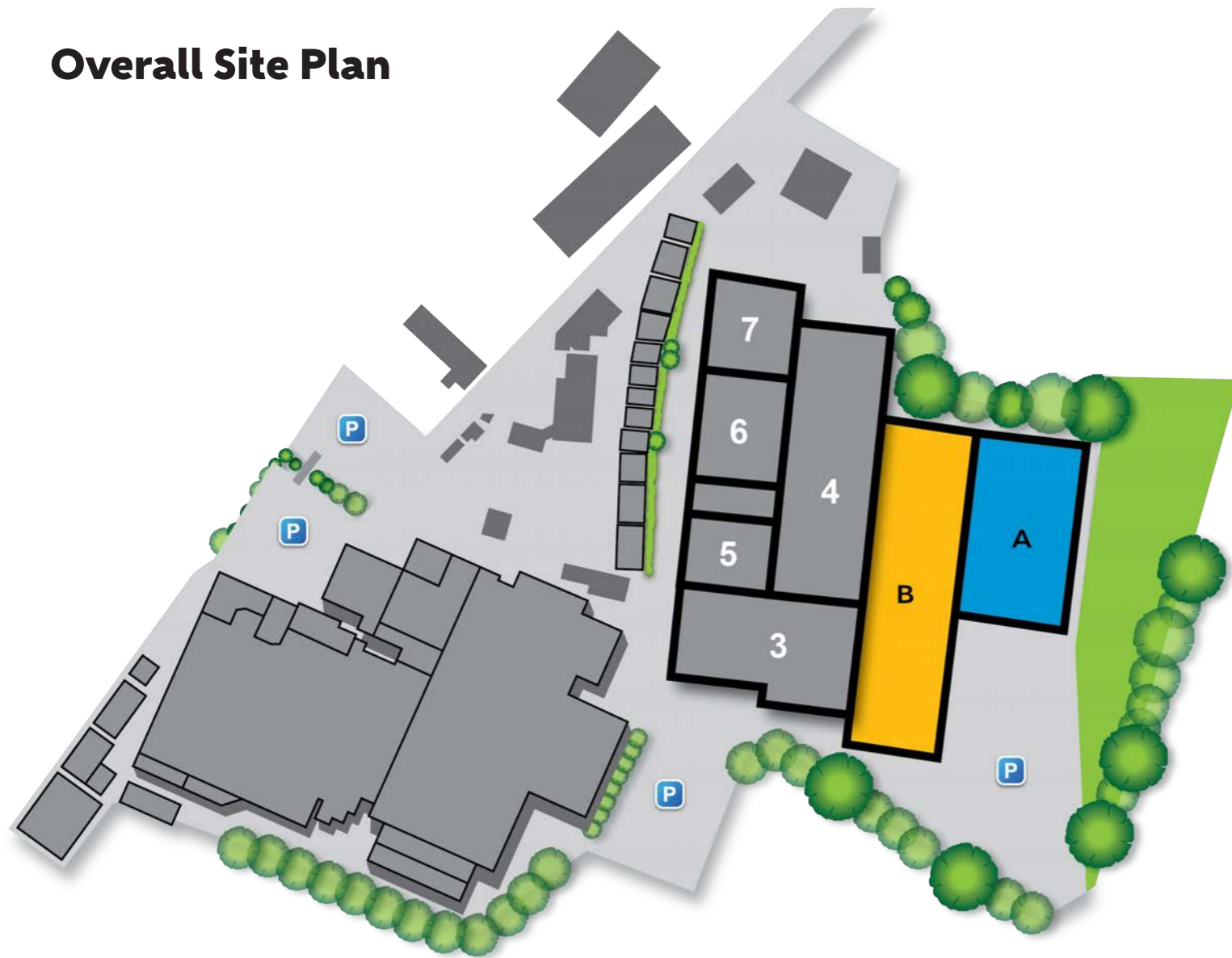
**LED**

**LED Lighting**

**8m**

**8m Eaves Max**

## Overall Site Plan



### GREAT FLEXIBILITY

The units can either be rented on an individual basis or can be linked via internal doors to make one larger unit. The outside space can be surfaced to create a large carpark or yard. Units available from 7,200 sq ft upwards

## SITE MAP

Great onsite facilities

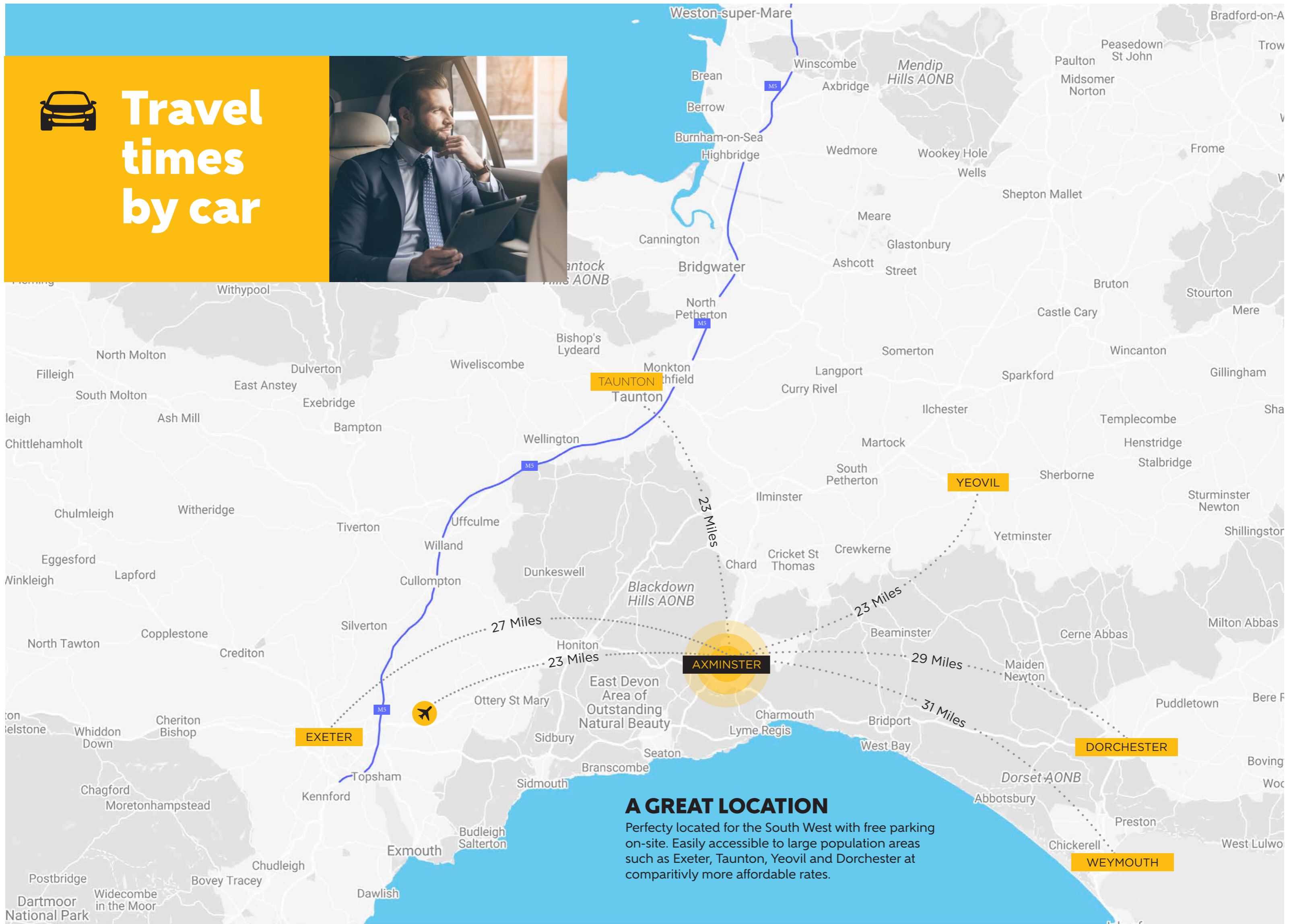
# GYMNASIUM BARISTA PHYSIOTHERAPY

Axminster Business Park offers more than just workspace. On site you'll find a fully equipped gym, East Devon's leading physiotherapy and rehabilitation studio, and a welcoming coffee house serving some of the world's finest blends – including the rare and sought-after Kopi Luwak. It's a thriving environment designed to support both business and wellbeing.





# Travel times by car

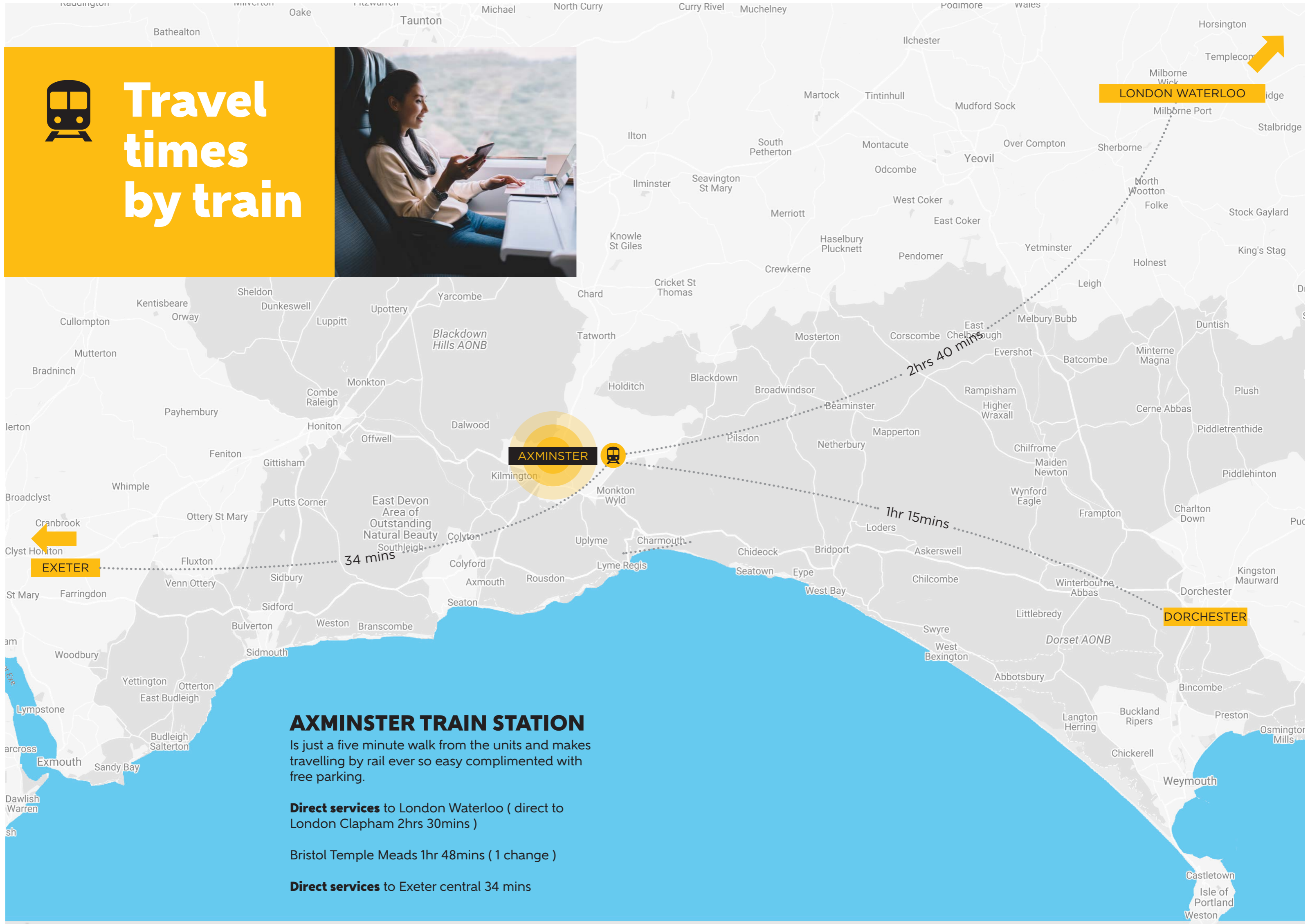


## A GREAT LOCATION

Perfectly located for the South West with free parking on-site. Easily accessible to large population areas such as Exeter, Taunton, Yeovil and Dorchester at comparitvly more affordable rates.



# Travel times by train



## AXMINSTER TRAIN STATION

Is just a five minute walk from the units and makes travelling by rail ever so easy complimented with free parking.

**Direct services** to London Waterloo ( direct to London Clapham 2hrs 30mins )

Bristol Temple Meads 1hr 48mins ( 1 change )

**Direct services** to Exeter central 34 mins

# Additional Information

## Heavy Duty Floor

These units features a Extra Heavy duty floors suitable for heavy industrial machinery and storage

## Planning

All applicants are advised to make their own enquiries with East Devon Distric Council in respect of this development.

## Business Rates

The Rateable Value of both units is £166,000  
All applicants are to make their own enquiries to the local authority as to rates payable.

## Legal Costs

All interested parties are to bear their own legal costs in respect of the property and the purchase.

## Rent on Application

Rent available on application, with flexible terms to suit your needs. Additional yard and office space can be included if required. Guide rent ranges from £4 to £6 per sq ft, depending on specification and lease length

## Tenure

Flexible lease terms available

## EPC

B rating ( see next page )

# Additional Information

## Energy performance certificate (EPC)

Units A, B & D  
Musbury Road  
AXMINSTER  
EX13 5JR

Energy rating  
**B**

Valid until: **12 April 2033**

Certificate number: 0674-2733-0407-6917-4091

Property type

Storage or Distribution

Total floor area

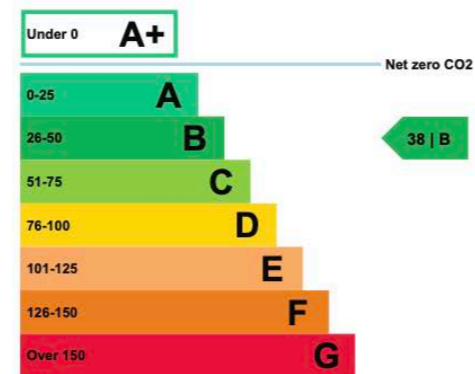
5533 square metres

### Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

### Energy efficiency rating for this property

This property's current energy rating is B.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

### How this property compares to others

Properties similar to this one could have ratings:

If newly built

0 | A

If typical of the existing stock

59 | C

### Breakdown of this property's energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO2/m2 per year)

3.2

Primary energy use (kWh/m2 per year)

35

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Regulated by RICS 09-Jan-2025



**Please contact Josh Dutfield for  
more information**

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