

# Finnimore Industrial Estate

Ottery St. Mary, EX11 1NR

Showroom / Trade Counter | 7,468 ft<sup>2</sup>



Showroom/trade counter



Office accommodation



Parking for up to 25 cars



LED lighting



Prominent position on estate



11 miles west of Exeter

Available to Let



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## Location & Connections

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.

### Further information

**EPC**  
Unit 50-51:  
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**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.

**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.



### Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Units 50 & 51	Office	7,468	Immediately	4,335
<b>Total</b>		<b>7,468</b>		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

[Book a viewing](#)

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