



Property to let

Unit 8, Manstone Workshops

Manstone Lane

Sidmouth

EX10 9TU

A rare opportunity to lease a newly refurbished industrial unit at the highly desirable Manstone Workshops Industrial Estate, nestled in the charming seaside town of Sidmouth.

The unit is situated close to the town centre with good travel connections, making it an excellent fit for small to medium-sized businesses.

Property details

**Unit 8, Manstone Workshops,
Manstone Lane, Sidmouth, EX10 9TU**

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Location

Unit 8 is located within a small, established industrial complex just off Manstone Lane in Sidmouth.

The property enjoys a convenient position close to the town centre, with easy access to a range of local amenities and services.

Description

The property is a terraced unit extending to approximately 80 m² (860 ft²) GIA.

The unit has recently been refurbished and features fresh, neutral decorations, newly sealed and painted concrete floors and energy efficient LED lighting throughout the main area. Additionally, the unit includes a dedicated WC and a separate hand wash basin.

The property is accessed via one main entrance door, which sits next to a roller shutter door. The emergency fire escape door is located to the rear of the unit.

Services

Mains electricity (including three phase) is connected with a generous number of sockets provided throughout the unit. Water and drainage are also connected.

Parking

Limited car parking is available within the estate in common with the other occupiers and visitors to the workshops. The Council shall be under no obligation to ensure that any such parking spaces are available at any one time.

EPC

A recent Energy Performance Certificate (EPC) will be made available to interested parties upon request.

Insurance

The Council shall maintain a buildings insurance policy in respect of the premises. The tenant shall reimburse the Council for the cost of the insurance premium as additional rent, payable upon demand.

The tenant shall, throughout the term of the lease, maintain a Public Liability Insurance policy with a minimum cover of £5,000,000 (five million pounds) in respect of any one claim. The Council reserves the right to review and amend the required level of cover from time to time, as it reasonably deemed necessary.

The tenant shall also be responsible for purchasing their own contents insurance.

VAT

All outgoings quoted are to be exclusive of VAT. At the time of producing these particulars, we understand that VAT is not payable on the rent.

Rates

The rateable value of Unit 8 as of the 2026 rating list is £8,300. Some rate relief may be available to qualifying businesses.

For further information, interested parties should call the Council's Business Rates Team on 01395 517445 or by email to businessrates@eastdevon.gov.uk.

Legal Costs

Each party are to be responsible for their own legal costs.

Lease Terms

- The unit is offered by way of a new internal repairing and insuring lease for a six-year term with a rent review at year three.
- The tenant shall have the option to terminate the lease at any time, upon serving the Council at least three months' notice in writing. The landlord will be able to determine upon serving the tenant six months' notice in writing.
- The lease shall be contracted outside of the Security of tenure provisions of the Landlord & Tenant Act 1954.
- The unit is being marketed with a guide rent of £8,000 per annum, exclusive of outgoings.

How to apply

Rental offers are invited and should be submitted via email to property@eastdevon.gov.uk in order to be considered.

All offers must clearly state the full name of the proposed tenant and provide details of the intended use or nature of the business to be conducted on the premises.

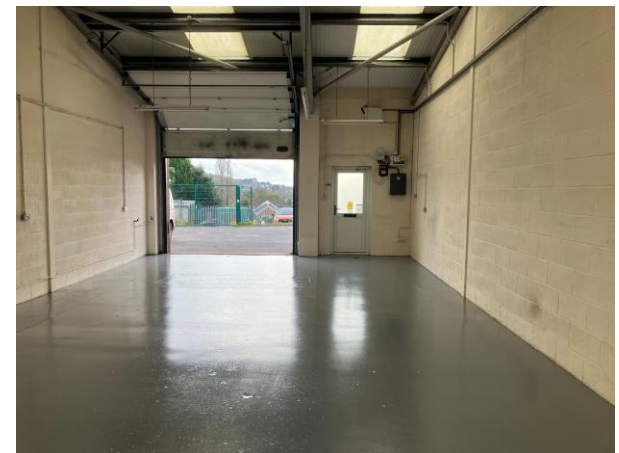
Viewings & More Information

Viewings can be arranged strictly by appointment with the Estates Department, and for more information please phone 01395 519967 or email property@eastdevon.gov.uk.

Directions

From Sidmouth Town Centre:

From Arcot Road, turn left to continue along Arcot Road, before taking the third exit at the roundabout to turn right on to Manstone Lane. Follow the road before taking the fourth left on to Tyrrell Mead and then turning left on to Manstone Lane. When you arrive at the Manstone Workshops Estate, Unit 8 can be found on the right-hand side.



East Devon District Council as lessors give notice that:

These particulars do not constitute any part of an offer as a contract. All statements contained in these particulars as to this property are made without responsibility on the part of the Council or its Officers. None of the statements contained in these particulars as to this property are to be relied upon as statements or representations of facts. Any intending lessee must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. The Council and its employees do not have any authority to make or give any representations or warranty whatsoever in relation to this property.

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or phone 01395 571589

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eastdevon.gov.uk/contact

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