



To let

Unit D2, Saunders Way, Cullompton, Devon,
EX15 1BS

Viewing by prior appointment with
Tom Churchward MRICS

(01392) 202203

tom@sccexeter.co.uk

Mid terrace industrial unit

Gross Internal Area (GIA): 2,487 sq.ft (231.14 sq.m)

Suitable for a variety of uses, subject to consents

Available on new lease, terms to be agreed

To let: £23,000 per annum

Location

Cullompton is a town and civil parish in the district of Mid Devon which is located approximately 13 miles north-north-east of Exeter and 17 miles west of Taunton. In 2021 it had a population of 10,492.

The town has excellent communication links being adjacent to Junction 28 of the M5 motorway. The railway station at Tiverton Parkway is approximately 6 miles to the north at Junction 27, with mainline services to London Paddington. Exeter Airport is 12 miles to the south at Junction 29.

Description

The property is a modern industrial unit built in the 1980s. The Unit comprises warehousing, office and staff welfare area, The property benefits parking to front.

The warehouse, has a pedestrian door and a roller shutter door (3.00m x 4.17m), The property is modern, has profiled cladding and is of steel portal frame construction. With a minimum eaves height of 5.6 meters the space is currently laid out as warehouse.

The property has parking for six cars

Accommodation

Please see below a summary of the accommodation

Gross Internal Area (GIA): 2,487 sq.ft (231.14 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of £23,000 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC is available for this property and the rating is: D

Business Rates

RV 2023 List: £17,000

RV 2026 List: £22,750

Interested parties are advised to make their own enquiries with the local billing authority, Mid Devon District Council

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

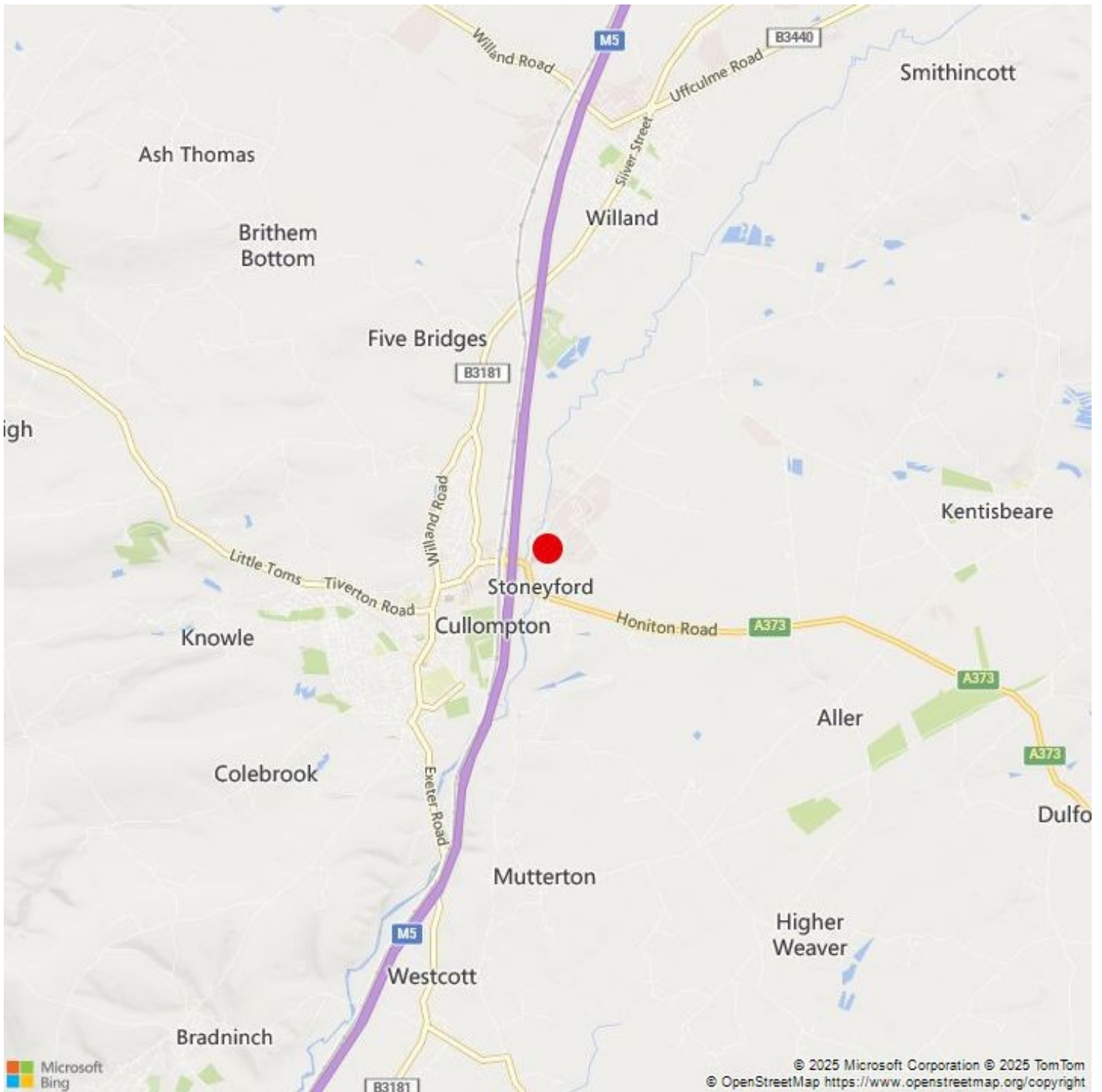
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Tom Churchward MSc Real Est. MRICS
Tel: (01392) 202203
Email: tom@sccexeter.co.uk





Exeter Office

20 Southernhay West, Exeter, EX1 1PR

T: (01392) 202203

E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that::

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 or contract;

All descriptions, dimensions, reference to condition and necessary permissions 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 each of them;

No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.