



# To let

Unit 2, St. Brides Court, Four Cross Avenue,  
Willand, Cullompton, Devon, EX15 2FN

Viewing by prior appointment  
with Jonathan Ling

**(01392) 202203**

[jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)

Industrial unit with food production / catering fit-out including food preparation and chillers

Gross Internal Area (GIA) 1,845 sq.ft (171.4 sq.m)

Allocated car parking

Available by way of new lease

To let: £18,500 pa.ex

## Location

Located on a popular business park on the edge of the town of Willand. Access to the M5 motorway is around 2 miles away at Junction 27 where the A361 North Devon Link Road also begins, and Junction 28 of the M5 (Cullompton) is around 3 miles to the south. Junction 29 (Exeter) is around a further 10 miles further.

## Description

St Brides Court is a collection of business units of high specification, steel portal frame construction with brick walls to part lower elevations and fully insulated steel sheet cladding to the remaining elevations and roof.

Unit 2 is a semi-detached unit with full-height loading door, separate glazed pedestrian entrance. It has first floor windows permitting the future installation of a mezzanine.

The unit is offered with the current fit-out for food handling and sales, which comprises walk-in chiller units, food production area and retail sales area to the front.

## Accommodation

Gross Internal Area (all ground floor): 1,845 sq.ft (171.42 sq.m).

## Lease Terms

Available by way of new full repairing and insuring lease, at a rent of £18,500 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

## Services

Mains electricity, water and drainage are all connected.

## Business Rates

Rateable value 2026: £16,000  
Rates payable 2026/27: £6,912.00 before any applicable reliefs.

You are advised to contact Mid Devon District Council to establish where any reliefs apply which may reduce the rates payable in the current year.

## Energy Performance Certificate (EPC)

Assessed in band B.

## VAT

VAT will be applicable to the rent and service charge.

## Legal Costs

The incoming Tenant will be expected to make a contribution of £750 plus VAT towards the legal costs of the transaction.

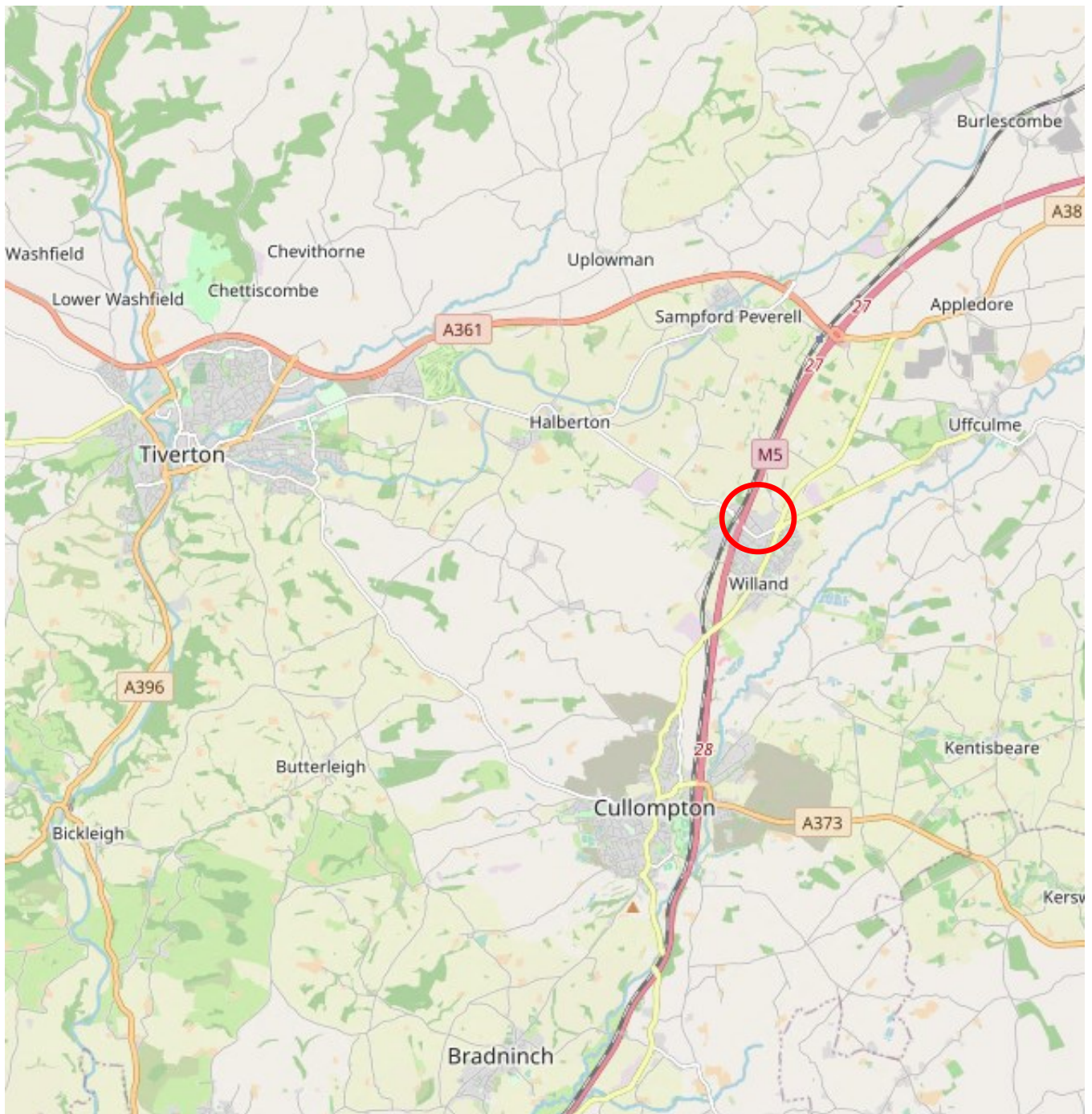
## Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling  
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Email: [jonathan@sccexeter.co.uk](mailto:jonathan@sccexeter.co.uk)



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