



To let

Unit D2, Saunders Way, Kingsmill Industrial Estate, Cullompton, Devon, EX15 1BS

Viewing by prior appointment with
Jonathan Ling

(01392) 202203

jonathan@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

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.

Energy Performance Certificate (EPC)

Assessed in band D.

Business Rates

Rateable value: £22,750
Rates payable 2026/27: £9,828

Interested parties are advised to make their own enquiries with the local billing authority, Mid Devon District Council, including whether any applicable reliefs could reduce the rates payable in the current year.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

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

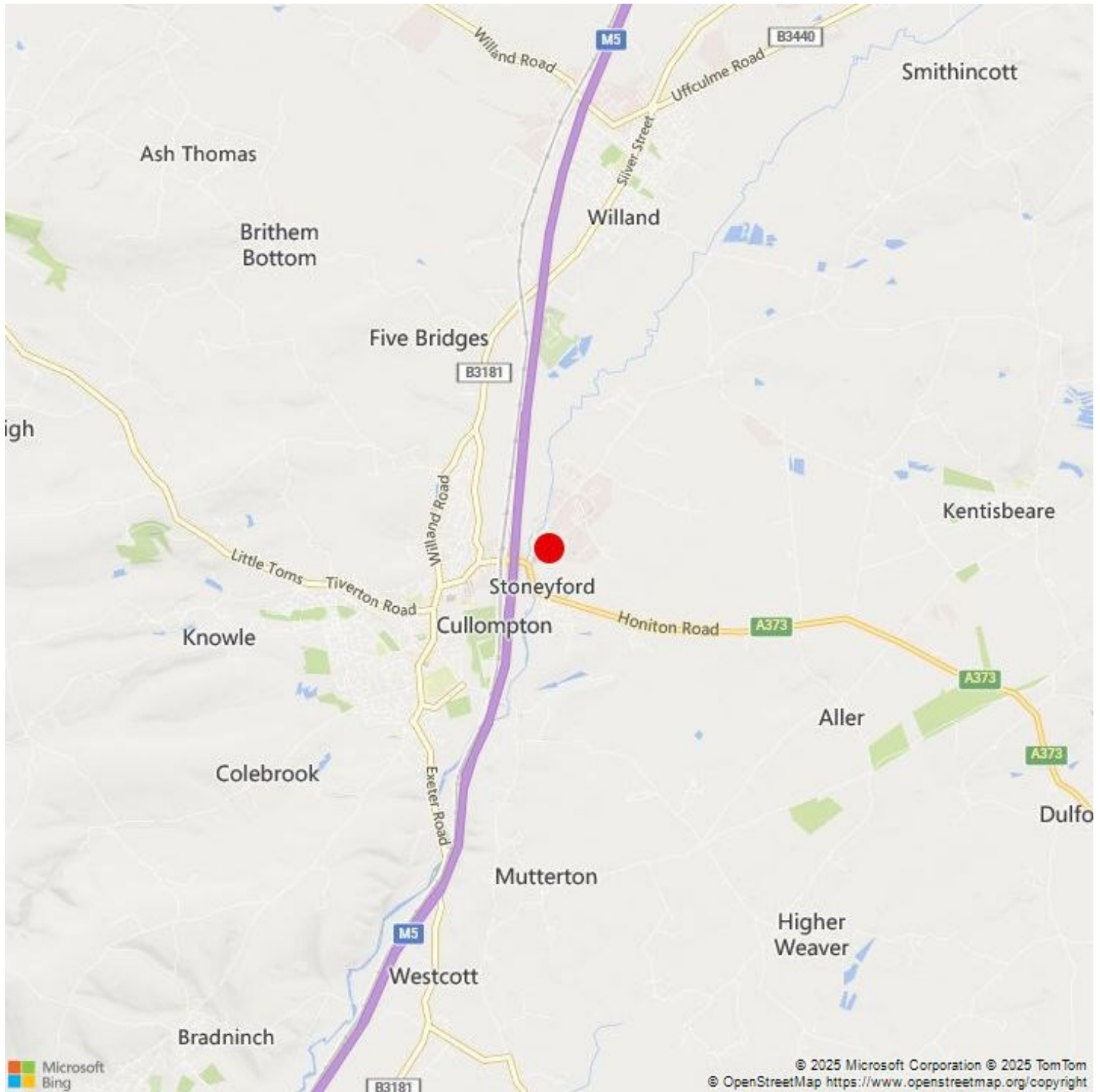
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling
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