



To Let

Unit 3, St. Brides Court, Four Cross Avenue,
Willand, Cullompton, EX15 2FN

Viewing by prior appointment
with Tom Churchward

(01392) 202203
tom@sccexeter.co.uk

Industrial unit on popular estate

Gross Internal Area (GIA) 1,770 sq.ft (164.43 sq.m)

Allocated car parking

Available by way of assignment of lease expiring 2032

To let: £20,400 pa.ex

Location

Unit 3 is located at the entrance to 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.

Set within an attractive landscaped setting, each property has allocated car parking spaces and loading area.

Established occupiers nearby include Towbars UK, Green Resource Engineering, Quantum Cryogenics and Co-Op.

Specific features of the property include:

- Allocated car parking spaces.
- W/c facilities
- Mezzanine
- Front first floor window

Accommodation

(All areas are calculated on an approximate gross internal basis)

Ground floor: 1,606 sq ft / 149.23 sq m

Mezzanine / Storage: 836 sq ft / 77.68 sq m

Tenure

Available by way of assignment of a 9 year lease expiring Feb 2032, passing rent of £20,400 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

We are informed by the Valuation Office Agency web site that the premises are currently assessed as one entity as follows:-

Rateable value 2026: £20,250
Rates payable: £8,748

Energy Performance Certificate (EPC)

An EPC of B is available for this property. Please contact the agent for further details.

VAT

VAT will be applicable to the rent and service charge.

Legal Costs

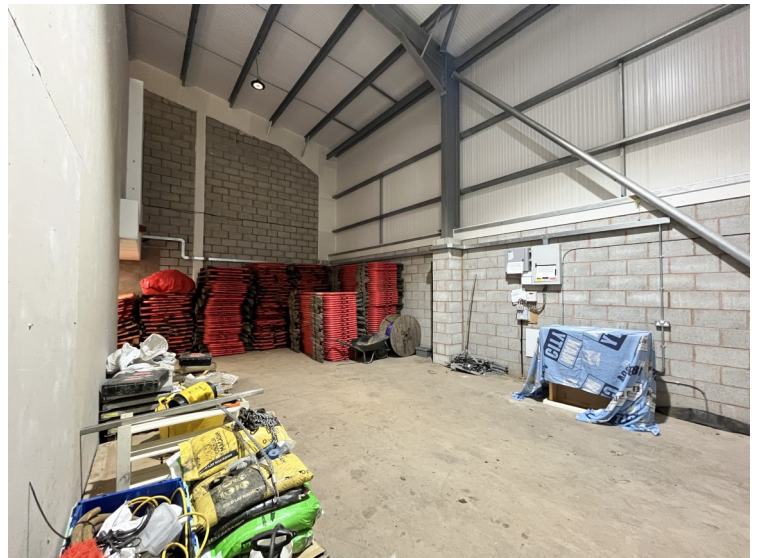
The incoming Tenant will be expected to make a contribution of £750 + VAT towards the legal costs of the transaction.

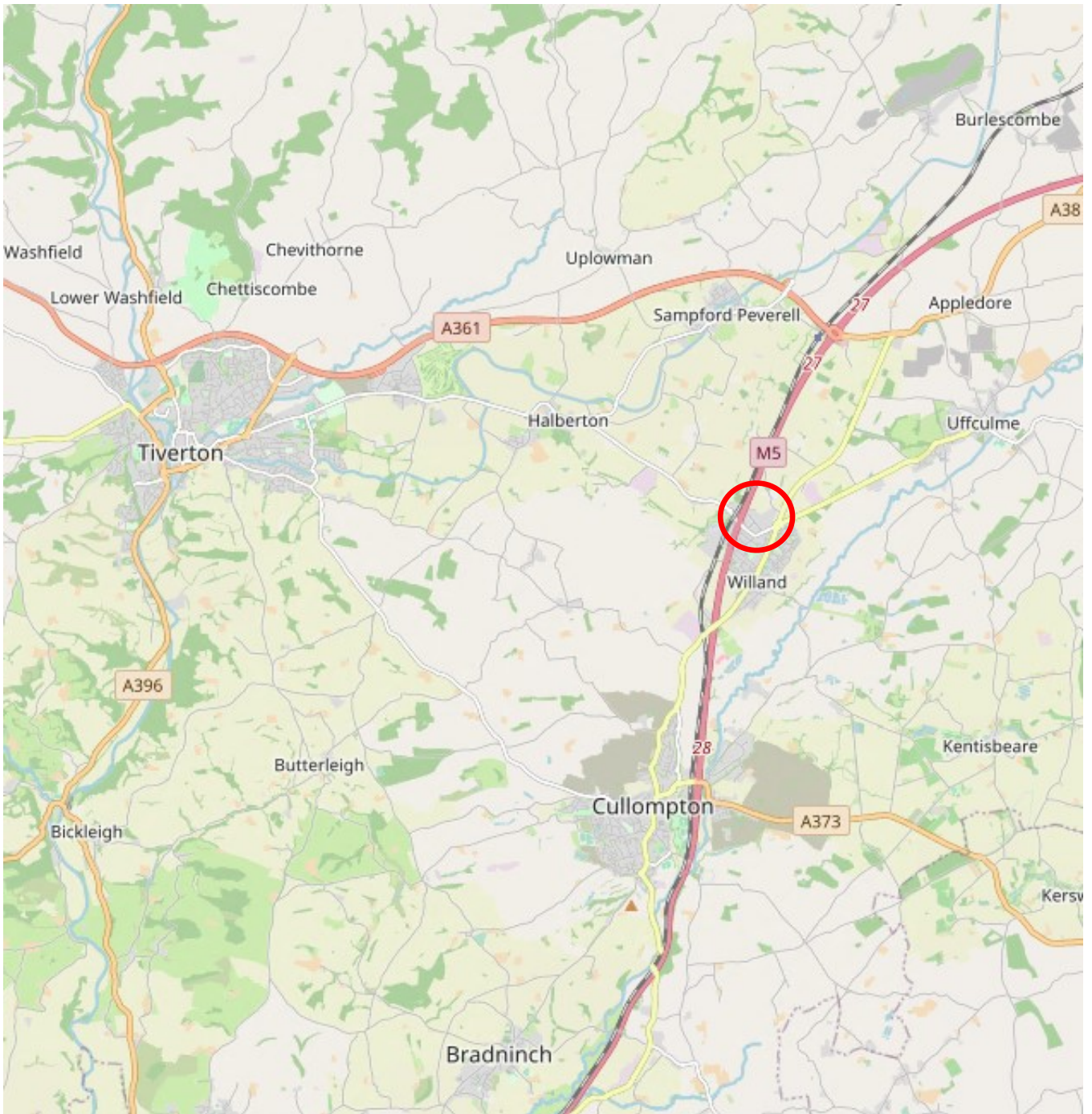
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Tom Churchward
Tel: (01392) 202203
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