



To let

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

Viewing by prior appointment
with Jonathan Ling

(01392) 202203
jonathan@sccexeter.co.uk

Industrial unit on popular estate

Gross Internal Area (GIA) 2,442 sq.ft (226.9 sq.m)

Allocated car parking

Available by way of new lease

To let: £20,400 pa.ex

strattoncrebercommercial.co.uk

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 / 149.2 sq m

Mezzanine offices: 836 sq ft / 77.7 sq m

Total: 2,442 sq.ft / 226.9 sq.m

Lease Terms

Available by way of new full repairing and insuring lease, at a 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

Rateable value 2026: £20,250

Rates payable 2026/27: £8,748

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.

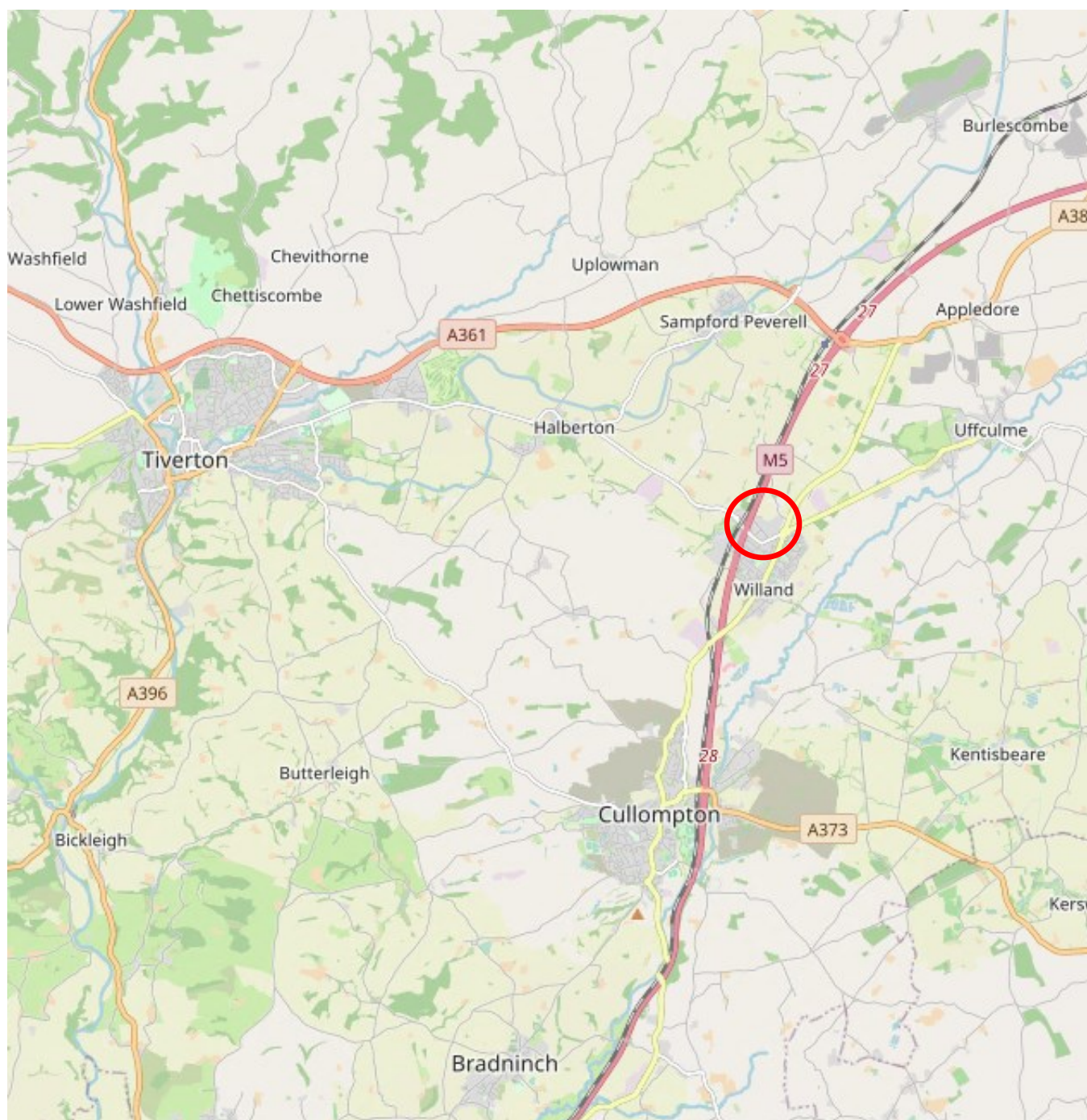
Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk



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