



To let

Unit 1 Longbridge Meadow, Cullompton, Devon, EX15 1BT

Second floor offices in modern building

Direct access from motorway junction (M5 Jct 28)

6 rooms totaling 898 sq.ft (83.4 sq.m)

6 allocated parking spaces; additional parking by negotiation

To let by way of inclusive rent

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location

The building has excellent road access, sitting at the entrance to the Longbridge Meadow Estate, which is located almost immediately off Junction 28 of the M5 Motorway to the east of Cullompton town centre. Junction 29 of the M5 (Exeter North) is 10 miles to the south.

There is a public house adjacent, and a Tesco superstore and motorway services are within easy walking distance.

Description

The offices are on the top floor of modern building comprising offices on first and second floor levels, plus undercroft parking at ground floor level. The offices are accessed via stairs and passenger lift, and there are facilities (male, female and disabled WCs and kitchens) leading off the first and second floor landings.

The available offices comprise six rooms, all with access via a central corridor.

Features of the offices include:

- Suspended ceilings with recessed LED lighting
- Air conditioning (heating and cooling)
- Power and data sockets in the walls
- Laminate flooring
- Full-height glazed partitioning and glazed doors

The available offices have 6 allocated parking spaces, and further spaces may be available.

Accommodation

The offices have a total net internal floor area of 898 sq.ft (83.4 sq.m)

Lease Terms

Offered by way of a standard Tenancy at Will agreement which confers on the tenant a flexible lease term.

The rent for the whole is £2,600 per month, which is inclusive of all occupational costs except business rates, i.e. inclusive of service charges, mains utilities, buildings insurance and broadband.

The rent includes rights to six allocated parking spaces. Further spaces may be available by way of additional rent.

Business Rates

To be re-assessed.

Small Business Rates Relief is expected to apply, and could reduce the rates payable in the current year to nil for qualifying companies. Please contact the local authority's Business Rates department for details.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

A short and simple tenancy document will be used. Should tenants wish to seek legal advice they may do so at their own cost.

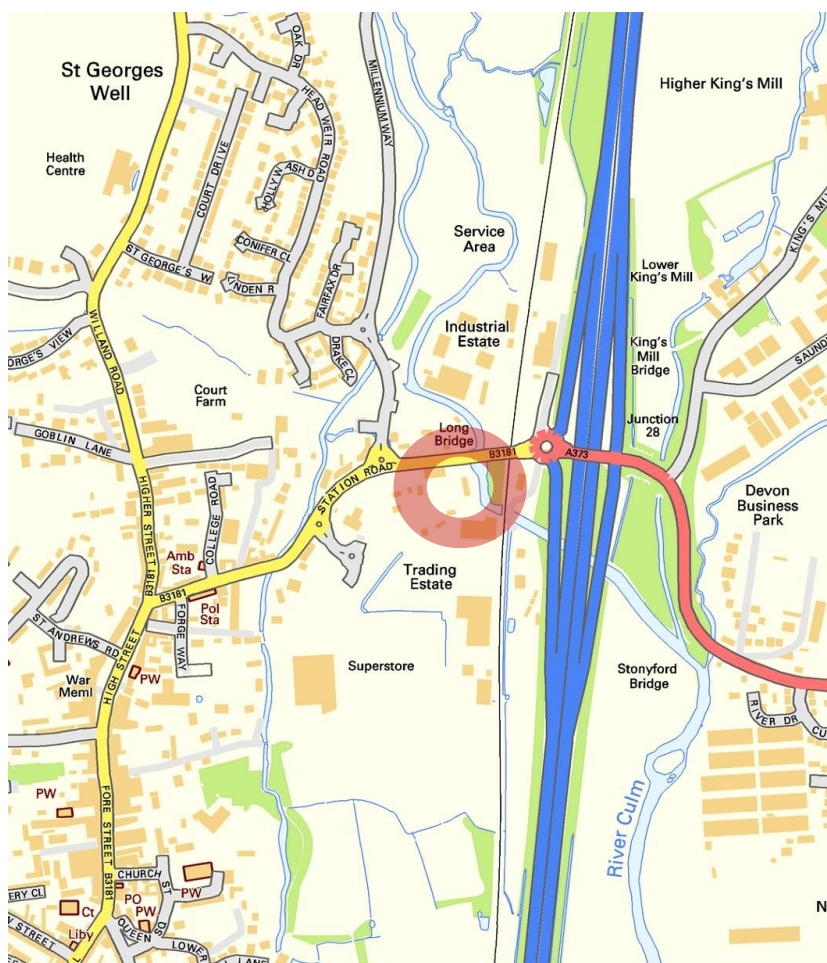
Viewing & further information

Strictly by appointment through the sole agents:

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

Contact: Jonathan Ling
Tel: (01392) 202203
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