



**To Let**

**£15,000 pax**

Unit 3, Kingsford Rural Business Centre,  
Kentisbeare, Cullompton, Devon, EX15 2AU

2,511 Sq Ft  
(233.30 Sq M)

# Summary

- Unit to let on an rural established business park
- Approx: 2,449 sq ft (227 sq m)
- Other occupiers include Wains Transport, Dyfed Steels, KPC Engineering and Buzz About Cricket
- Rare opportunity to let a unit on the business park
- Fibre connectivity onsite
- Easy access to the M5 Cullompton

## Location:

Kingsford Business Centre is located near Bradfield approx. 16 miles from Exeter and approx. 2.7 miles from Cullompton.

The business centre consists of an established rural development with access suitable for HGV's. Existing occupiers include storage, logistics, plant hire, vehicle MOT and servicing businesses.

Such occupiers include Wains Transport, Dyfed Steels, KPCEngineering and Buzz About Cricket and a number of smaller local businesses.

## Description:

The property consists of a good sized warehouse premises with 3-phase power, manual 3.9 x 3.79m roller shutter loading door and fibre connectivity onsite. The property also benefits from an eaves height of 4.0 meters (to an apex of 6.3 meters). WC and shower facilities currently located within unit.

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
<b>Total</b>	233.30	2,511

## Service charge:

There is no service charge payable.

## Services:

We understand that 3-phase mains electricity, water and drainage are connected to the property however these services have not been tested by the agents.

Interested parties should make their own enquiries.

## EPC / MEES:

E (119)

## Planning:

The amended use classes would mean this property could be used for light and general industrial uses.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £6,300 therefore making the approximate Rates Payable £3,143.70 per annum for 2024/25.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The property is available on a leasehold basis on terms to be agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

All figures quoted are exclusive of VAT if applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



## CONTACT THE AGENT

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