



To Let

£22,000 pax

Unit 4, Kingsford Rural Business Centre, Kentisbeare,
Cullompton, Devon, EX15 2AU

4,767 Sq Ft
(442.9 Sq M)

Summary

- Unit to let on an rural established business park
- Approx: 4,767 sq ft (442.90 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
- Immediately available

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, KPC Engineering and Buzz About Cricket and a number of smaller local businesses.

Description:

The property consists of a good sized warehouse with a mezzanine with 3-phase power, manual 3.26m x 4.4m roller shutter loading door and fibre connectivity onsite. The property also benefits from an eaves height of 3.71 meters (to an apex of 5.12 meters). WC 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
Ground Floor	228.51	2,460
Mezzanine	214.36	2,307
Total	442.90	4,767

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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

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) we understand that the current Rateable Value is £7,400, therefore making the approximate Rates Payable £3,692.60 per annum for 2025/26.

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 by way of a new full repairing and insuring lease. 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

Sue Trott

Tel: 07515 993323

Email: strott@vickeryholman.com

Charles Harris

Tel: 07809 199583

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP