

To Let

£12,000 pax

Yard 2, Kingsford Rural Business Centre, Kentisbeare, Cullompton, Devon, EX15 2AU

8,000 Sq Ft
(743.20 Sq M)

Summary

- Secure Compound To Let
- Approx. 8,000 sq ft (0.18 acres)
- Rare opportunity to let a unit on the business park
- Small Business Rates Relief applicable (subject to tenants status)
- Other occupiers include Wains Transport, Dyfed Steels and KPC Engineering
- 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 secure commercial yard with Heras fencing and gated access. The property also benefits from power and water supply already connected to the yard and crush stone surface.

Accommodation:

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

	Acres	sq ft
Total	0.18	8,000

Service charge:

There is no service charge payable.

Services:

We understand that 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:

Not Applicable

Planning:

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

Business rates:

To be assessed. We anticipate 100% rates relief will be applicable to qualifying occupiers. Please contact Mid Devon District Council for further information.

[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:

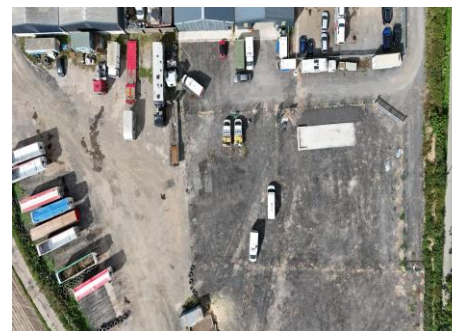
The yard has been elected for VAT and therefore VAT will be charged on the rent.

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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