

# Unit C4

## Longbridge Meadow Industrial Estate

Cullompton, Devon EX15 1BT

To Let

1,134 sq m (12,210 sq ft) plus 550 sq m (5,920 sq ft) yard



- Adjoining Junction 28 of M5
- Large secure yard
- Suits distribution or manufacturing use
- Extensively refurbished
- Flexible lease terms
- Immediately available

### Location

The property is located on the Longbridge Meadow Industrial Estate, which immediately adjoins Junction 28 of the M5 motorway. Exeter is approximately 14 miles to the south and Taunton is 23 miles to the north. Junction 28 also provides access via the A373 to Honiton, which is 8 miles to the east. Cullompton town centre is approximately 0.75 miles to the west.

The subject property is situated adjacent to the main railway line within a cul-de-sac (Longbridge Meadow). Other occupiers on the estate include SIG and Menzies Distribution.

### Description

The property comprises an extensively refurbished, semi-detached warehouse constructed of block with steel portal frame and part brick and clad elevations. Includes two full HGV access doors with separate pedestrian access. Internally, the unit has a small office content on two levels, solid concrete painted floors with internal access between the units. There is an adjoining concrete yard area that is bounded by a galvanised steel palisade fence with access gates.

### Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

	m <sup>2</sup>	ft <sup>2</sup>
GF Warehouse + Welfare facilities	1,103	11,875
FF Office	31	335
<b>Total</b>	<b>1,134</b>	<b>12,210</b>
Secure Fence Yard Area	0.05 ha	0.13 acres

### Business Rates

The property is listed as "Warehouse and Premises" with a Rateable Value of £34,750 per annum at 1 April 2017.

### Tenure & Terms

The property is held freehold with vacant possession. The unit is immediately available on a new full repairing and insuring lease at an asking rental of £85,000 per annum.

### Planning

The property has been previously used for distribution, warehouse and manufacturing. Prospective tenants should make their own enquiries with Mid Devon District Council on [www.planningportal.gov.uk/planning](http://www.planningportal.gov.uk/planning).



### VAT

VAT is applicable on the rent and service charge.

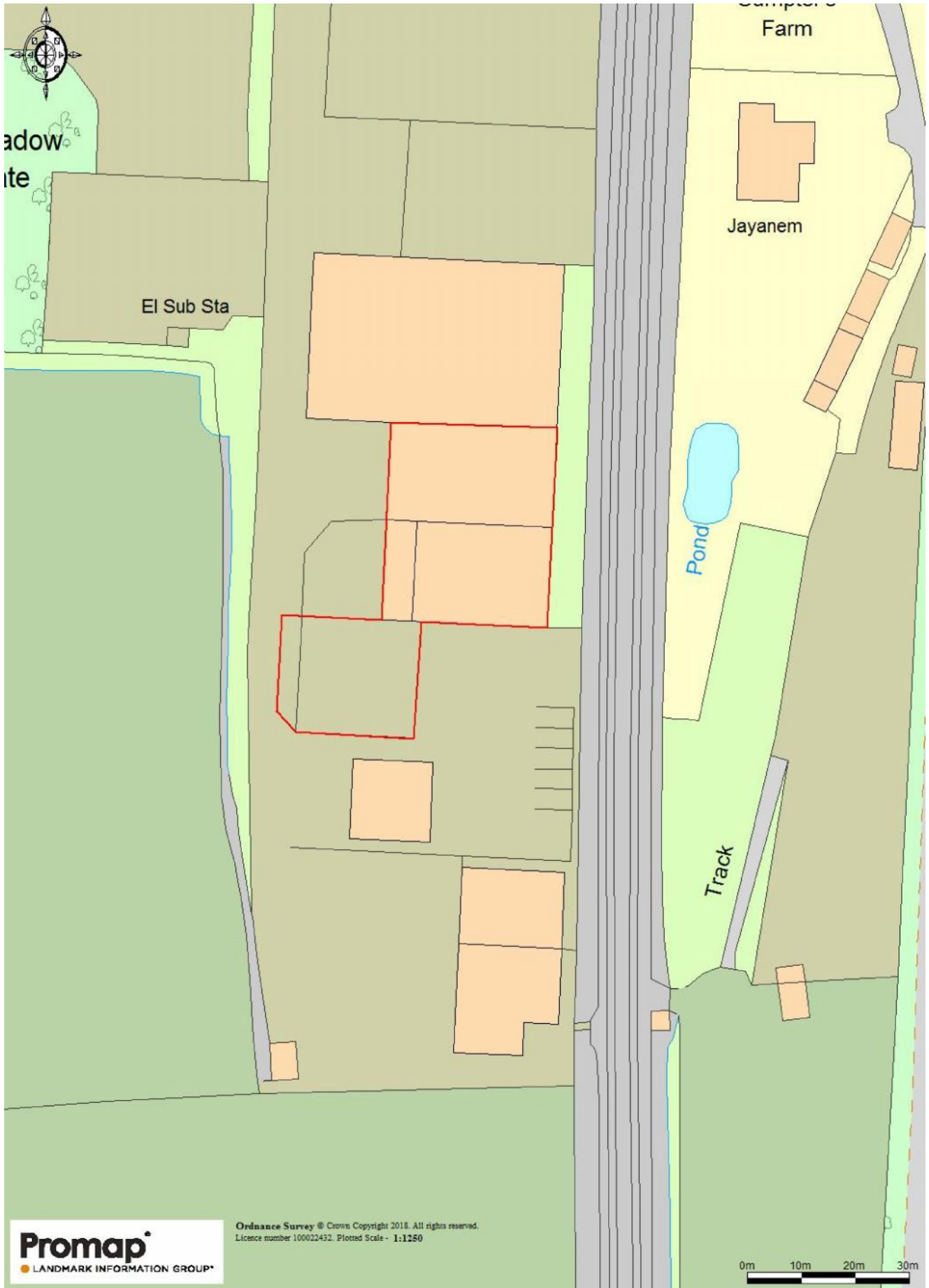
### Legal Costs

Each party to bear their own legal costs.

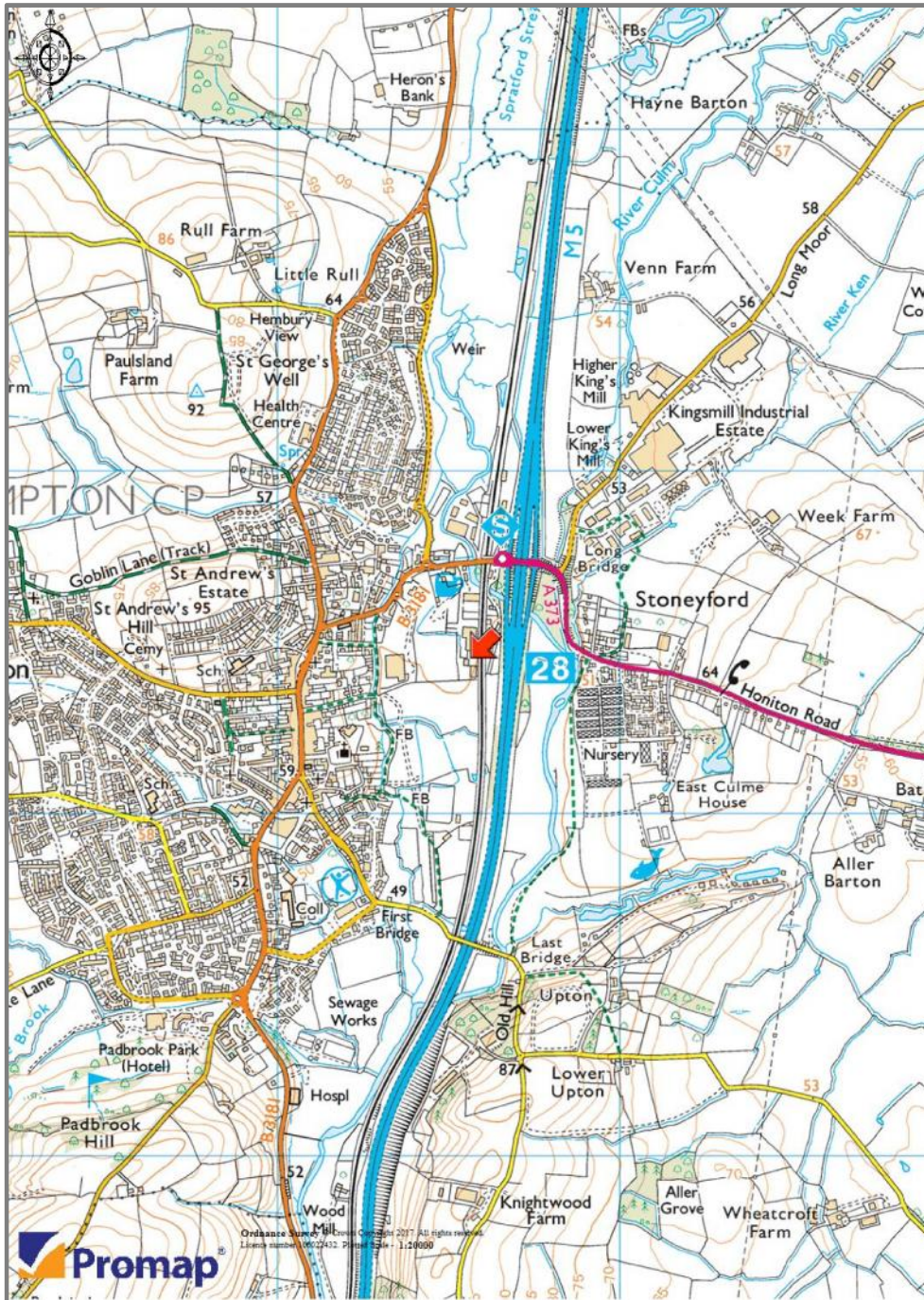
### Energy Performance Certificate (EPC)

Band C-64

Site Plan



## Location Plan



## Viewing & Further Information

Strictly by appointment with the sole agents:

### Contact:

Tim Western  
01392 429 305  
Tim.western@eu.jll.com

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