



**TO LET**

# Newlands Business Park

Honiton Road, Cullompton, Devon EX15 1WH

Newly converted barn suitable for warehouse, retail or leisure use, 10,356 sq ft (962 sq m)

DEVON COO

# Key Details

## Location

Located on the Honiton Road, just outside Cullompton and one mile from J28 of the M5, the former barn sits alongside Fordmore Farm Shop and Café. [View location on Google Maps.](#)

## Description

Warehouse building with access from the main Fordmore car park and loading to the rear. Suitable for a variety of uses including storage, leisure and retail subject to planning. Capable of being split to offer two units side by side with mezzanine floors or taken as a whole.

## Specification

- 3 phase power
- 4.3m eaves
- 2 rear loading doors
- Glazing to mezzanine
- Car parking

## Energy Performance Certificate

The units are currently under construction and EPCs will be provided on completion.

## Lease Terms

A new lease is available direct from the landlord on full repairing and insuring term.

Quoting rent from £10.00 per sq ft exclusive of all other outgoings, subject to finished specification.

Area	Sq ft	Sq m
Ground Floor	5,903	548
Mezzanine	4,453	414
<b>TOTAL</b>	<b>10,356</b>	<b>962</b>

For further information or to arrange an inspection, please contact the agents:



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