



TO LET

Unit 6 Colliton Barton

Broadhembury, Honiton, EX14 3LJ

Newly converted warehouse unit with office space and yard – 5,585 sq ft (519 sq m) gross approx

Location | Accommodation

Location

Colliton Barton is located just off the A373 which links Honiton to Cullompton. The A30 and A35 can be accessed from Honiton and Junction 28 of the M5 can be accessed from Cullompton.

The majority of amenities are located in Cullompton or Honiton, although Broadhembury does benefit from a Post Office/Village Shop and pub and is 1.5 miles away.

Description

Unit 6 is a newly converted barn, completed to a high standard and benefitting from 5.5m eaves, a new 3 phase 69 KVa power supply and internal office space, subject to fit-out.

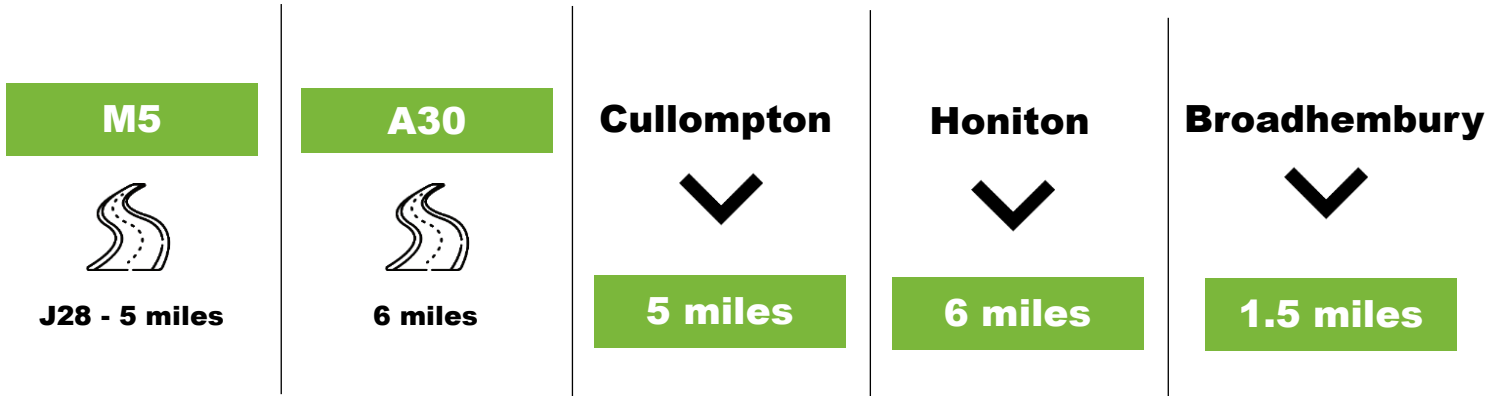
Parking

The unit has a dedicated yard and parking area.

Services

The unit benefits from mains power, water and drainage. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Warehouse	5,585	519
TOTAL (GIA)	5,585	519



Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for industrial use but any occupier should make their own enquiries to the Planning Department of East Devon District Council.

Tel: 01404 515616 or www.eastdevon.gov.uk

Business Rates

The unit has yet to be assessed for rates. This information will be updated as soon as possible.

Interested parties should make their own enquiries to East Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. www.voa.gov.uk.

Energy Performance Certificate

The EPC Rating is B50 and the full certificate can be provided on request.

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

Lease Terms

The property is available on a new full repairing lease direct from the landlord for a term to be agreed.

Rent

The property is available to let at £42,500 p.a. exclusive of VAT and all other outgoings.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

AML

A successful tenant/purchaser will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: NS/JAS/99159
Date: January 2024
Subject to Contract



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3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

