



To Let

Detached, industrial unit to let on an established industrial estate right next to Junction 28 M5.

- Immediately adjoining the M5 motorway
- Suits distribution or manufacturing
- Large yard area
- On a site of 1.09 acres
- New lease available

Unit 1A

Longbridge Meadow, Cullompton, EX15 1BT

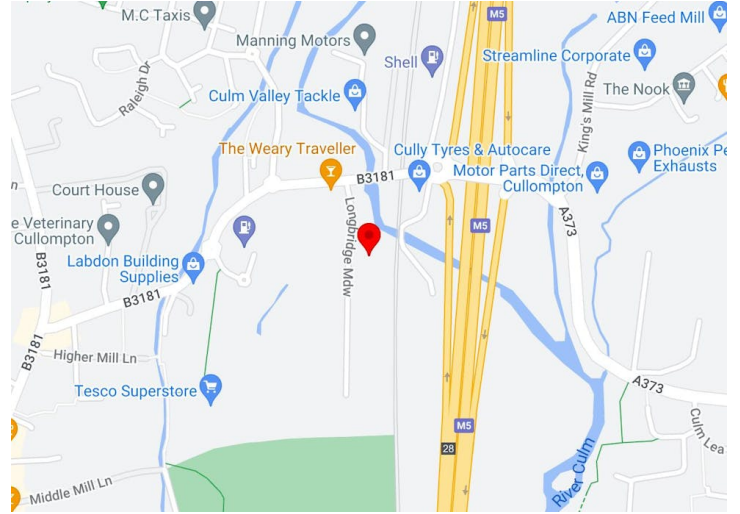
21,370.23 sq ft

1,985.36 sq m

Reference: #189196

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Summary

Available Size	21,370.23 sq ft / 1,985.36 sq m
Rent	£155,000.00 per annum
Rateable Value	£63,500.00
EPC	B (48)

Description

The subject property is situated close to the entrance to the estate having access off the private road (Longbridge Meadow). Unit 1A is a detached, industrial style of steel portal frame construction with pvc coated sheet steel cladding to the elevations and roof. The original unit was extended in 2013. The minimum eaves heights range from 5.94 m to 6.25 m.

The unit has four roller shutter loading doors off the northern elevation and two off the southern elevation leading into the adjoining secure yard measuring 0.42 acres (49m x 35m). The yard is largely concrete covered and is enclosed by palisade fencing. There is a loading canopy on the southern elevation extending to 64.71 sq m in area.

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 eight miles to the east. Cullompton town centre is less than one mile to the west.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground - Warehouse & Offices	17,602	1,635.31	Available
Ground - Loading Bay	1,642	152.56	Available
1st - Office	883	82.12	Available
Mezzanine - Store	1,241	115.37	Available
Total	21,370	1,985.36	

Viewings

Strictly by appointment through the sole marketing agents.

Terms

The existing lease on the property expired on 24 March 2024 and therefore a new lease is available for a term of years to be negotiated.

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