



The Old Dairy Fordmore Farmshop, Cullompton, Devon
EX15 1WH

Prices From - £7,075.41 Plus VAT per Annum

- Prices from £7,075.41 + VAT • Flexible Office Space with Parking • 29 sq. m. to 48 sq. m • Available individually or in a combination • 3 Units Available • Available Immediately

01884 232872 | rentals.tiverton@stags.co.uk

LOCATION

The Old Dairy is located on the site of Fordmore Farm shop and is situated just outside the town of Cullompton in Mid Devon, along the A373 (Honiton Road), within a rural yet accessible location. The area benefits from a range of local amenities and lies close to Junction 28 of the M5, offering direct access to Exeter and Taunton. The surrounding countryside is predominantly agricultural. The nearest mainline railway station is at Tiverton Parkway, approximately 6 miles away, and Exeter Airport lies around 17 miles to the south.

DESCRIPTION

The Old Dairy is a converted mixed-use building that originally formed part of the farm complex along Honiton Road. It now comprises five distinct units. Other occupiers at Newlands Business Park include Fordmore Farm Shop and Cafe, Hair & Beauty and HD Fitness.

OFFICES

The office units offer a good standard of office accommodation. The following units are available:

Unit 1 516 Sq ft 47.94 Sq. m
Unit 2 426 Sq ft 39.58 Sq. m
Unit 4 316 Sq ft 29.35 Sq. m

RENT

Unit 1 £11,553.51 + VAT
Unit 2 £9,538.37 + VAT
Unit 4 £7,075.41 + VAT

LEASE

The units are available on new leases either separately or in a combination. Terms to be agreed.

BUSINESS RATES

We have been informed that the units have the following Rateable Value:-

April 2023 List:-

Unit 1 £5,700
Unit 2 £4,750
Unit 4 £3,650

Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interested parties are advised to make their own enquiries with the local billing authority, Mid Devon District Council.

AVAILABILITY

Available immediately.

LEGAL COSTS

Each party to be responsible for their own legal costs.

EPC BAND

D (88)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0079-8228-5344-4373-0144>

SERVICE CHARGE

Rent is exclusive of service charges.

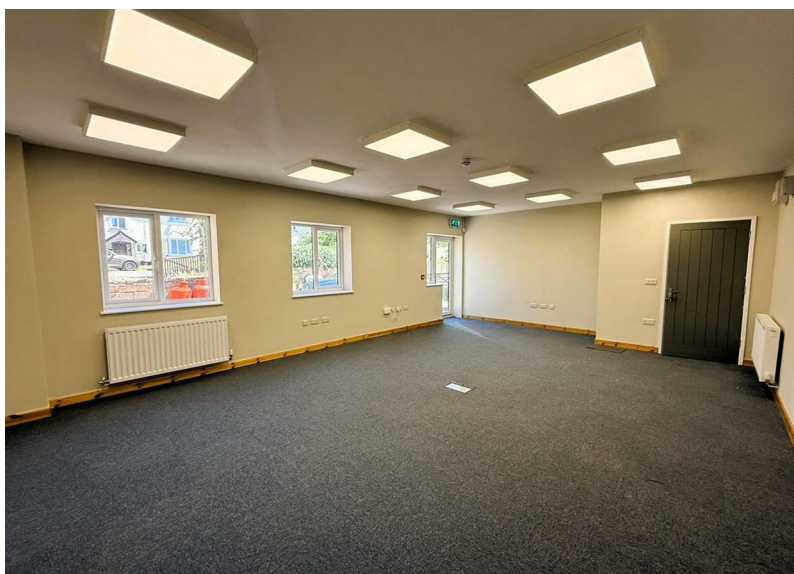
Unit 1 - £613.46 + VAT (Quarterly)
Unit 2 - £506.46 + VAT (Quarterly)
Unit 4 - £375.69 + VAT (Quarterly)

VIEWINGS

Please telephone Stags on 01884 232872 or email rentals.tiverton@stags.co.uk to arrange a viewing.

DIRECTIONS

To reach the Old Dairy at Newlands Park, take Junction 28 off the M5 and follow signs for Honiton along the A373. Continue on Honiton Road for approximately 1.5 miles, and Newlands Park will appear on the left-hand side, just before Fordmore Farm Shop. Enter the Farm shop Car Park and follow internal signage or directions toward the Old Dairy, which is situated within the main complex.





IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Tenants must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



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@StagsProperty



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC