STAGS

The Hayloft East Newlands Park, Cullompton, Devon EX15 1BJ

• £10,000 + VAT Per Annum • 2 Allocated Parking Spaces • Available Immediately • Versatile Space • Ground Floor • Private Kitchen Area • Shared Bathroom with Shower • 72 Sq. m

£10,000 Per Annum

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

LOCATION
The Hayloft East 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
Ground Floor Commercial Unit. The Hayloft East is a purpose built office building. It now comprises five distinct units Other occupiers at Newlands Business Park include Fordmore Farm Shop and Cafe, Hair & Beauty and HD Fitness

RENT
£10,000 + VAT Per Annum

LEASE
Available on a new lease, terms to be agreed.

BUSINESS RATES
Rateable Value as of 1 April 2026: £6,500. Please note this is not Rates Payable. 100% Small Business Rates Relief will be available to eligible parties. Interest parties are advised to make their own enquiries with the local bill authority. Mid Devon District Council.

AVAILABILITY
Available mid-November

LEGAL COSTS
Each party to be responsible for their own legal costs.

EPC BAND
Band C

https://find-energy-certificate.service.gov.uk/energy-certificate/2518-3717-7341-9204-5091

SERVICE CHARGE
The current service charges for the year to 30 June 2027 for these units are:

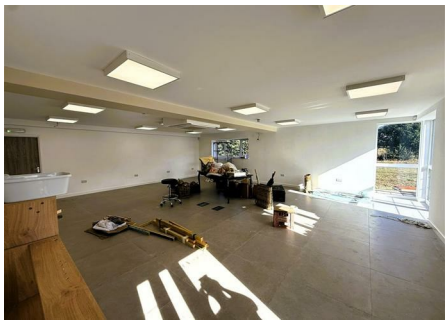
Hayloft East No 1 - £2,882.71 (invoiced quarterly)

Each unit is also charged for electricity each month based on actual usage.

This is the current service charge for the unit. It is not a fixed charge and is subject to change each year.

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

DIRECTIONS
To reach the Hayloft East 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 Hayloft East, 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.

STAGS

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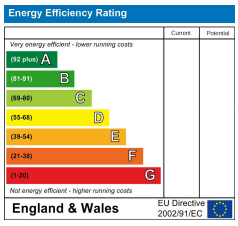
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