

# TO LET — NEW BUILD WAREHOUSES

## Cullompton

**alder king**

PROPERTY CONSULTANTS



**PHASE 1 UNDER  
CONSTRUCTION, DUE  
FOR COMPLETION  
JANUARY 2019**

**AVAILABLE NOW ON A NEW  
LEASE, TERMS TO BE AGREED.**

**Venn Close  
King's Mill Road  
Cullompton  
EX15 1QL**

**12,098 - 24,196 sq. ft.  
(1,124 - 2,248 sq. m) gross  
approx.**

**Includes offices and amenities  
to the ground floor.**

**Available in whole or part.**

**Suitable for B1,B2 & B8 uses.**

# Venn Close, King's Mill Road, Cullompton, EX15 1QL

## Location

Cullompton is located on Junction 28 of the M5. The subject development adjoins the popular King's Mill Trading Estate and is under 0.5 miles from the motorway junction.

King's Mill Road joins the A373 which provides a link to Honiton and the A30 to the East as well as to the motorway and Cullompton immediately to the West.

Nearby amenities including a Tesco superstore and petrol filling station, a Mole Valley Farmers store along with the various businesses located in Cullompton.

## Description

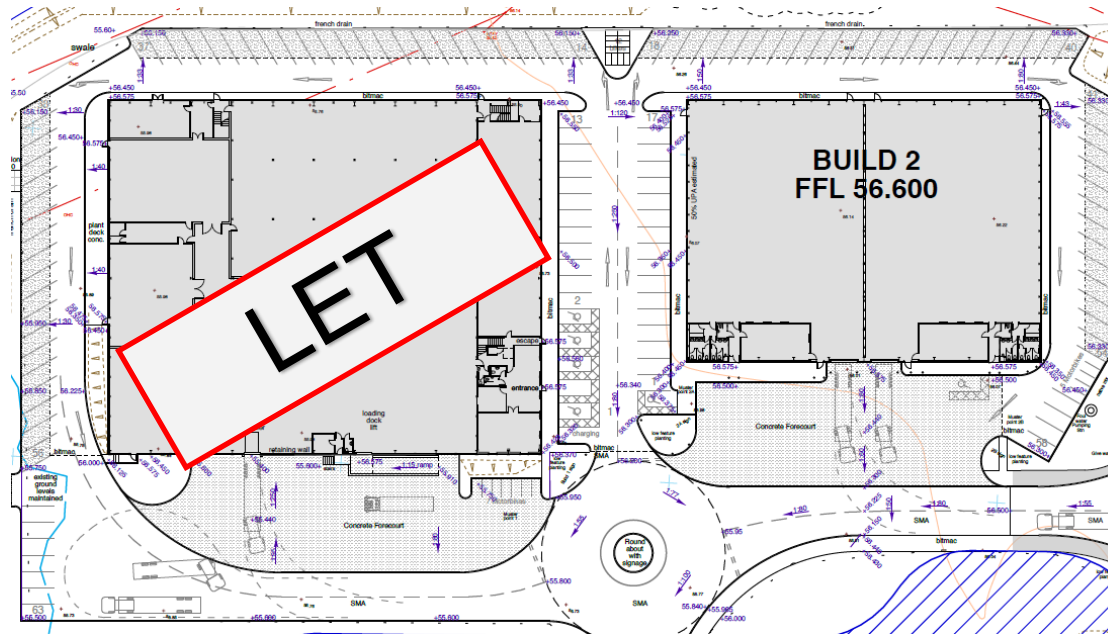
The development comprises 4 buildings plus a compound being developed in 2 phases. Phase 1 is close to completion and available now.

The buildings are of a steel frame construction with profile sheet cladding under a pitched roof. Offices are included at ground floor level.

### Salient Points:

- Eaves height 5.8m
- 20kN/m<sup>2</sup> floor loading
- Single roller shutter per unit
- Dedicated yard and car parking
- 3 phase power supply
- 5.775 kW solar panel per unit
- Gas supply
- Offices and toilet facilities
- B1, B2 & B8 use

Phase 1 is under construction with completion programmed for January 2019.

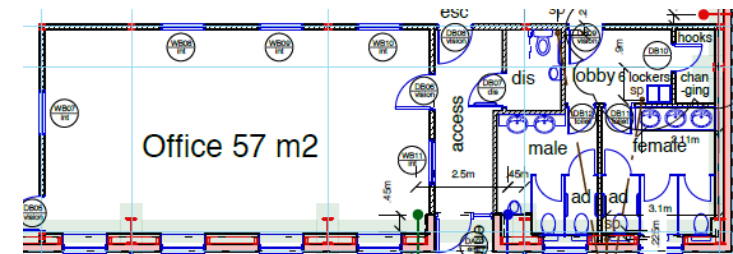


## Accommodation

All measurements are approximate Gross Internal Areas.

Area	Ft <sup>2</sup>	M <sup>2</sup>
Building 2A	12,098	1,124
Inc. Offices & Amenity		
Building 2B	12,098	1,124
Inc. Offices & Amenity		
<b>TOTAL</b>	<b>24,196</b>	<b>2,248</b>

## Office & Amenity Layout



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## Services

We are advised that all main services are connected to the premises and 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.

## Lease Terms

A new lease direct from the landlord is available for a term of years to be agreed..

Rent on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Energy Performance Certificate

The energy performance rating as per the design is A. The final EPC will be assessed on completion of the building. A copy of the relevant information is available on request.

## The Code for Leasing Business Premises in England and Wales 2007

Please see [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk).

## Asbestos Regulations

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 Control of Asbestos Regulations 2012 (CAR 2012). 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.

## VAT

This property is elected for VAT. We recommend that the prospective purchasers establish the implications before entering into any agreement.



## Subject to Contract

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796. Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol, BS8 3BA. A list of all Members is available at the registered office.

## Important Notice

These particulars do not constitute any offer of contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

## Viewing Arrangements

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

## Alder King Property Consultants

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