



alder king

PROPERTY CONSULTANTS

TO LET

The Workshop

Culmstock, Devon EX15 3HU

Suitable for light industrial and warehouse use. 1,567 sq ft

Key Details

Location

Access directly on to the B3391 just north of Culmstock. 1.3 miles from the A38 and 4.3 miles from J27 of the M5. [View location on Google Maps.](#)

Description

A light industrial building currently under refurbishment which includes a full re-clad and insulated roofing, double glazed windows and doors. It also benefits from a large secure yard/parking area. The unit is currently open plan and can be configured to suit by the incoming tenant.

Area	Sq ft	Sq m
TOTAL	1,567	145.60

Energy Performance Certificate

The unit is under refurbishment and an EPC will be provided on completion.

Lease Terms

The property is available on a new full repairing and insuring lease direct from the landlord at a rent of £15,670 p.a exclusive of all other outgoings.

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



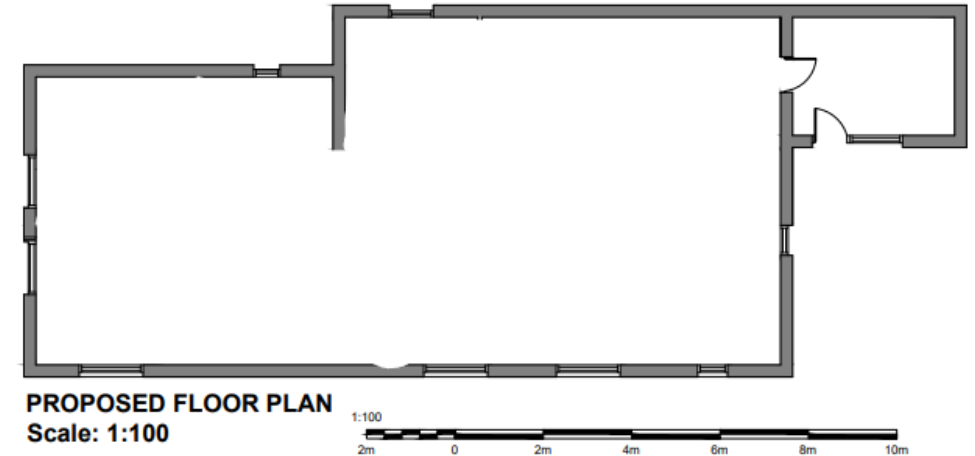
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Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

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.