



TO LET

Unit 3, Block A

Post Cross Business Park, EX15 2BB

Warehouse/ Storage unit with GF + 1F offices – 1,375 sq. ft net approx.(127.76m²)

Location

Post Cross Business Park is located on the northern edge of Cullompton, within easy reach of the town centre and its amenities. The business park benefits from excellent connectivity, being situated near Junction 28 of the M5 motorway, providing direct access to Exeter, Taunton and the wider Southwest.

Cullompton town centre is just 2.9 miles away and offers a range of local services, while Exeter city centre is approximately 15 miles south-west.

The business Park also benefits from its proximity to Fordmore Farm Shop and Café.

M5



2.2 miles north-west

Cullompton

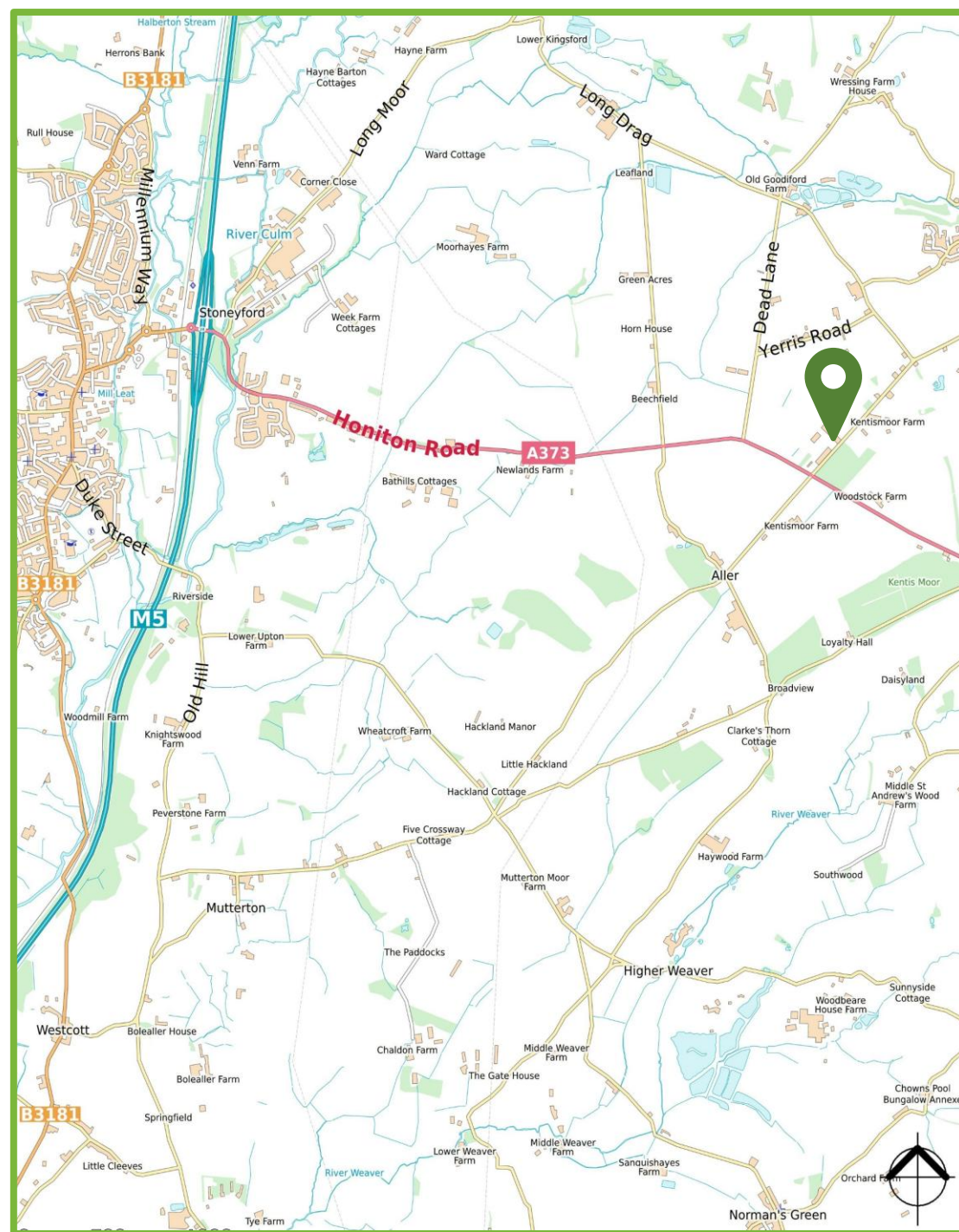


2.9 miles

Exeter



15 miles



Accommodation

Description

The property comprises a warehouse / storage unit with office accommodation, kitchen and WCs on the ground floor, and additional storage available on the 1st floor.

The property benefits from a personnel entrance leading into the reception office, as well as a roller shutter door and separate personnel entrance at the rear.

Additional container storage is also available to let at the rear of the unit.

Parking

The accommodation has a total of 6 available parking spaces with an additional two spaces available.

Services

We are advised that mains water and electricity are connected to the premises. No mains gas.

We 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.

Area	Sq. ft	sq m
Reception	170	15.75
GF office	370	34.33
Kitchen	57	5.31
GF store	407	37.82
1 st floor store/ office	298	27.7
1 st floor store	73	6.85
TOTAL	1,375	127.76

Suspended ceilings



On-site parking



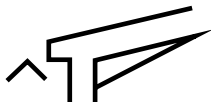
Recessed lighting



Kitchenette



WC facilities



**Eaves height
2.32m**

Planning | Rates | EPC | Terms

Planning

We are verbally advised that the accommodation has planning consent for storage and office use, but any occupier should make their own enquiries to the Planning Department of Mid Devon District Council.

Tel: 01884255255 or [Planning - MIDDEVON.GOV.UK](mailto:Planning@MIDDEVON.GOV.UK)

Business Rates

Rateable Value (from 1st April 2026): £5,500

Interested parties should make their own enquiries to Mid Devon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.

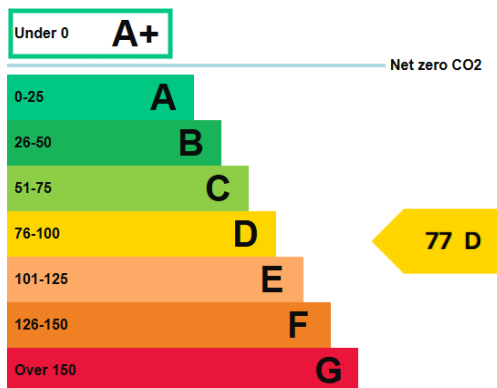
<https://www.gov.uk/find-business-rates>

Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#).

Energy Performance Certificate

The property has an EPC rating of 77D. The certificate is available on request.



Lease Terms

The property is available on a new full repairing lease with terms to be negotiated.

Rent

The property is offered to let for £14,000 per annum exclusive of VAT.

Legal Costs

Each party is to be responsible for their own legal costs.

References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent. We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML

A successful tenant will be required to provide relevant information to satisfy AML requirements when Heads of Terms are agreed.

Viewing Arrangements

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



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AK Ref: DS/1020510 Date: April 2026 Subject to Contract



**COMMERCIAL
AGENCY**



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2. 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.

3. 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.



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PROPERTY CONSULTANTS

