



Unit 1A, Station Road, Bampton, Devon, EX16 9NG

To let

Viewing by prior appointment with
Zack Dennington:

(01392) 202203

zack@sccexeter.co.uk

Warehouse/industrial unit

3,493 sq.ft (324.5 sq.m)

Loading access, allocated parking and external storage

Qualifies for Small Business Rates Relief

Available now at a rent of £19,250 p.a.

Location

Bampton is located approximately 10 km north of Tiverton, accessed principally via the A396.

The property is situated on the southern edge of the town with access from Station Road.

Description

A mid-terrace industrial/warehouse unit, offering mostly open warehouse/workshop space (eaves height 3.7 metres) with office/staff room and WC facilities at one end. Access is via a loading door from the shared yard (3.75m wide, 3.0m tall), plus a separate pedestrian door.

The construction includes concrete portal frame, brick and block walls and modern roof covering of insulated sheet metal with translucent panels.

The unit has loading access from the shared yard, plus limited external storage land to the rear, and allocated parking spaces for around 7 cars.

Accommodation

Gross Internal Area 3,493 sq.ft (324.54 sq.m).

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of **£19,250 pa ex.** Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

Assessed in band E.

Business Rates

Rateable value: £13,000

Rates payable 2026/27: £5,616.00 before any applicable reliefs.

The unit qualifies for Small Business Rates Relief; contact Mid Devon District Council for further information.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial

Contact: Zack Dennington
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