alder king
PROPERTY CONSULTANTS

FOR SALE

Bridge Works

Bridge Street, Uffculme, EX15 3AX

Warehouse/ Industrial unit with porta cabin office
5,640 sq. ft gross approx.(524.02m2) on a 1.472-acre secure site.

Location

The Bridge Works site is prominently situated on Bridge Street within the well-regarded Mid Devon village of Uffculme. The property occupies a convenient and established position close to the village centre, benefiting from easy access to a range of local amenities including shops, schools and everyday services.

Uffculme is particularly well positioned for connectivity. The nearby A38 dual carriageway provides swift access to Junction 27 of the M5 motorway, enabling straightforward travel to Exeter, Taunton and the wider Southwest region.

Tiverton Parkway railway station is also within a short driving distance, offering regular mainline services to London Paddington and beyond.

Combining a strong village setting with excellent road and rail links, Bridge Works offers an accessible and attractive location within a popular and well-connected Devon community.

M5

2.8 miles north-west

Cullompton

5 miles

Exeter

21 miles

Accommodation

Description
The property comprises an open plan, steel portal frame warehouse/ industrial unit with a small mezzanine at the rear.

It benefits from separate personnel entrances at the front and rear of the unit, as well as a 4.96m high electric roller shutter door located at the front.

Externally, the site is accessed via galvanised steel gates and benefits from 1.33 acres of secure yard space. The yard comprises of both concrete hard standing and grass areas, and benefits from a porta cabin office, and porta cabin WCs.

Parking
The accommodation benefits from parking both at the front and rear of the unit.

Services
We are advised that mains water, drainage 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
Warehouse	5,340	496.14
Porta cabin office	300	27.88
TOTAL	**5,640**	**524.02**

Truck parking

On-site parking

Office content

WC facilities

Eaves height 4.86m min

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

Business Rates
Rateable Value (from 1st April 2026): £38,000
Estimated rates payable (excluding relief) for 2026: £16,416
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.
www.voa.gov.uk.

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
An EPC has been commissioned and will be available for inspection.

Sale Price
The freehold is offered for sale at an asking price of £750,000, exclusive of VAT.

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

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

AML
A successful purchaser 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: DS102689 **Date:** April 2026 **Subject to Contract**

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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 adv ce from a specialist source.

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