

Unit 13, South View Industrial Estate, Willand, Cullompton, Devon, EX15 2QW

**TO LET: £185,000
Per Annum**

**25,219 Sq Ft
(2,342.85 Sq M)**

Modern industrial unit with secure yard in popular business park

Eaves of 6.5 meters in main warehouse with two roller shutter doors

Well located approximately 2 miles from J27 of the M5

The property is available immediately with terms by arrangement

Location

The property is located on South View Estate off South View Road in the town of Willand. Access to the M5 motorway is around 2 miles away at Junction 27 where the A361 North Devon Link Road also begins, and Junction 28 of the M5 (Cullompton) is around 3 miles to the south. Junction 29 (Exeter) is around a further 10 miles further.

Description

Unit 13 is a modern end terrace industrial premises constructed of steel portal frame with insulated cladding and roof. The property is split into two areas, the main warehouse which provides open plan industrial accommodation with eaves of 6.5 meters and vehicular access via two roller shutter doors. There is an two storey office block within the main warehouse offering office and staff facilities that can be left or removed. The other element of the property is a extension to the main warehouse providing further industrial/store accommodation with vehicular access via a roller shutter door.

Externally, there is a secure yard of approximately 14,200 sq ft for parking, loading and unloading.

Accommodation

	Sq Ft	Sq M
Ground Floor	23,620	2,194.3
First Floor Offices	1,599	148.55
TOTAL	25,219	2,342.85

Tenure

The property is available by way of fully repairing and insuring lease at a guide rent of £185,000 per annum for a term by arrangement. Further terms by negotiation.

Rateable Value

Unit 13 requires reassessment for business rates as it is included in the wider site.

Interested parties are advised to make their own enquiries with the local authority.

Energy Performance Certificate (EPC)

The property has a rating of C. A copy of the certificate is available upon request.

VAT

The site is elected for VAT and will therefore be payable.

Legal Costs

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



Viewing by prior appointment with:

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