



Unit C5, Ethmar Court, Four Cross Avenue, Willand,
Cullompton, Devon, EX15 2EZ

**TO LET: £11,500
Per Annum**

**1,206 Sq Ft
(112.04 Sq M)**

Modern industrial unit with part span mezzanine.

Well located in popular business park close to M5.

Allocated parking and loading bay.

Available now with terms by arrangement.

Location

Ethmar Court is located within a popular business park recently established on the edge of 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 C5 is an end terrace unit constructed of steel portal frame with brick facing block elevations to 2 meters and insulated profiled steel cladding and roofing. The unit is accessed via a roller shutter door measuring 2.50 meters wide by 3.15 meters high as well as a pedestrian door.

Internally, the unit comprises open plan warehouse with two WC's at ground level, with a half span mezzanine providing further storage accommodation. Externally, the unit benefits from loading/unloading, and 2 allocated parking spaces.

Accommodation

	Sq Ft	Sq M
Ground Floor	805	74.78
Mezzanine	401	37.25
TOTAL	1,206	112.04

Tenure

Available by way of new full repairing and insuring lease at a rent of £11,500 pa for a term by arrangement. Further terms by negotiation.

Rateable Value

Unit C5 has a rateable value of £9,500 pa. Qualifying businesses will be eligible for 100% rates relief.

Interested parties are advised to contact the local authority to ascertain the rates payable.

Energy Performance Certificate (EPC)

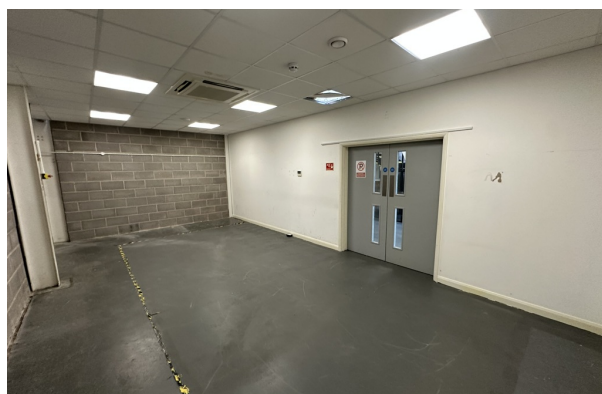
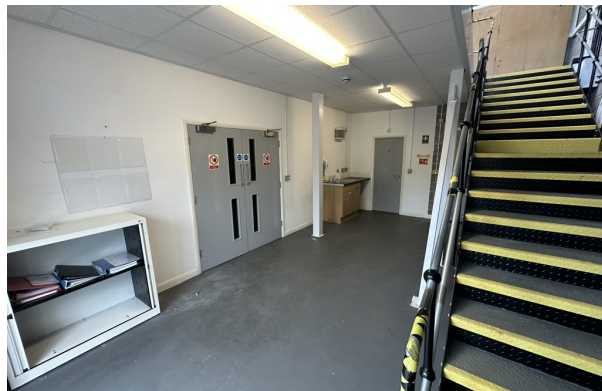
A new EPC has been commissioned and will be made available.

VAT

The property is elected for VAT and therefore payable on the rent.

Legal Costs

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



Viewing by prior appointment with:

Zack Dennington
01392 202203
zack@sccexeter.co.uk



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