



To Let

£9,287 per annum exclusive of all
other outgoings (£1.75 per sq ft).

Open Storage Yard Unit 6 Meadow Place, Willand,
Cullompton, Devon, EX15 3FA

5,307 Sq Ft
(493 Sq M)

Summary

- Includes a secure concrete yard
- Well established business park
- Closely located to transport links
- Well managed business park with
- security onsite
- Would suit a number of uses
(subject to planning)
- New lease available

Location:

Hitchcocks Business Park is located just off the M5 at junction 27.

Description:

Hitchcocks business park is located just off the M5 at junction 27. A thriving community and nearby rail and air links make Hitchcocks an ideal base for your business.

An mid-terrace open storage yard comprising the following:

- Steel palisade fencing
- Double gates opening at 10m wide
- Fence mounted yard lights
- Rolled stone surface

Accommodation:

All measurements have been provided by the Landlord.
493 sq m (5,307 sq ft) gross internal area

	sq m	sq ft
Total	493	5,307

Service charge:

A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.

Services:

Mains single phase electricity, water, telecoms and private drainage are available on-site.

EPC / MEES:

Not Applicable.

Planning:

The property has the benefit of planning consent for B1 (now E1 (g) iii), B2 & B8 use.

Business rates:

The Valuation Office website lists the rateable value as £9,400.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed to incorporate a mutual break clause.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

Money laundering:

Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

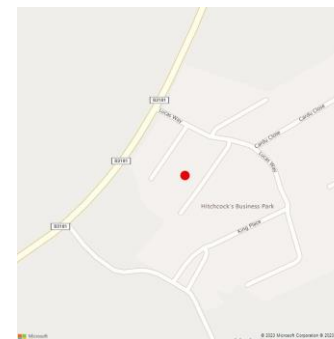
VAT will be payable on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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