



**Vickery Holman**  
Property Consultants

Cornwall | Devon | Somerset | Bristol

**To Let**

**£148,673 pax**

Unit 3 Willand Road Business Park, Willand, Cullompton, Devon, EX15 2RF

17,491 Sq Ft  
(1,625 Sq M)



## Summary

- Rare opportunity to take on commercial space at Willand Road Business Park.
- Eaves height to underside of haunch of 5.5m
- 4 sectional loading doors 4.0m wide x 5.2m high
- Steel portal frame with composite clad roof & elevations
- Concrete surfaced external yard
- Rolled stone car park with steel palisade fencing
- Approx 17,491 sq ft (1,625 sq m)

### Location:

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

### Description:

A detached industrial unit comprising the following:

- Steel portal frame with composite clad roof & elevations
- Eaves height to underside of haunch of 5.5m
- 4 sectional loading doors 4.0m wide x 5.2m high each
- Male & Female/DDA compliant w.c.'s
- Concrete surfaced external yard & rolled stone car park with steel palisade fencing
- 1,625 sq m (17,491 sq ft) unit gross internal floor area

### Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	1,625	17,491

### 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 3 phase electricity, water, telecoms and private drainage are connected; however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

E (106)

### Planning:

The property has the benefit of planning consent for B8 (storage or distribution) use.

### Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £86,000, therefore making the approximate Rates Payable £47,730 per annum for 2025/26.

[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.

### Legal fees:

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

### VAT:

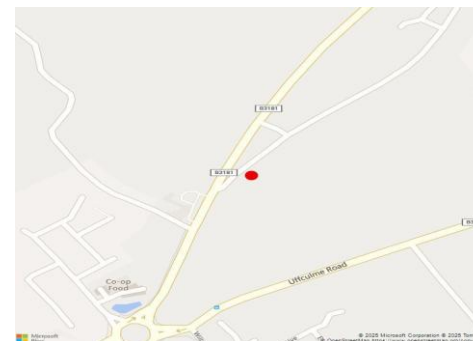
VAT will be payable on the rent and service charge.

### 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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