

To Let

**£26,852 pa exclusive of all other
outgoings
(£1.75 per sq ft)**

Units 2 3 & 7 Meadow Place, Hitchcocks Business Park,
Willand, Cullompton, Devon, EX15 3FA

1,425 - 15,344 Sq Ft
(132.4 - 1,425.5 Sq M)

Summary

- End terrace open storage yard
- Steel palisade fencing
- Double gates opening at 6m wide
- Rolled surface with concrete pad
- 24 hour on site security
- CCTV across the park
- £1.75 per sq ft

Description:

An end-terrace open storage yard comprising the following:

- Steel palisade fencing
- Double gates opening at 6m wide
- Rolled stone surface with concrete pad
- 1,425 sq m (15,344 sq ft) gross internal area

Accommodation:

Measurements have been provided by the Landlord.

Approx	sq m	sq ft
Total	1,425.5	15,344

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 three 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:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £14,000.

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 bear their own legal costs involved in the letting.

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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Location:

Our 90-acre 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.

Exeter Office

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