



To Let

£17,908 pax

Unit 1 The Orchard, Hitchcocks Business Park,
Willand, Cullompton, Devon EX15 3FA

1,628 Sq Ft
(151.20 Sq M)

Summary

- Semi detached industrial unit
- Eaves height 4.5m
- Steel portal frame
- Composite clad roof & elevations
- External rolled stone yard
- Allocated parking
- 1,628 sq ft (151 sq m) gross internal area
- On site security & CCTV

Description:

A semi-detached industrial unit comprising the following:

- Eaves height to underside of haunch 4.5m
- Steel portal frame with composite clad roof & elevations
- External rolled stone yard & allocated parking
- 151 sq m (1,628 sq ft) gross internal area

Accommodation:

Measurements provided by the Landlord.

	sq m	sq ft
Total	151.20	1,628

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 connected.

EPC / MEES:

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Planning:

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

Business rates:

The Valuation Office website lists the Rateable Value as £11,750.

[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 bear their own legal costs involved in the letting.

VAT:

All figures quoted are exclusive of VAT if applicable.

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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