



# To Let

## Detached industrial unit on established business park

- Steel portal frame with composite clad roof and elevations
- Eaves height to underside of haunch of 6.1m
- 2 sectional loading doors 4.8m wide x 5.4m high each
- Concrete surfaced external yard with steel palisade fencing

### Unit 4 Willand Road

Willand Road Business Park, Cullompton, Uffculme,  
EX15 3DA

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**10,018 sq ft**

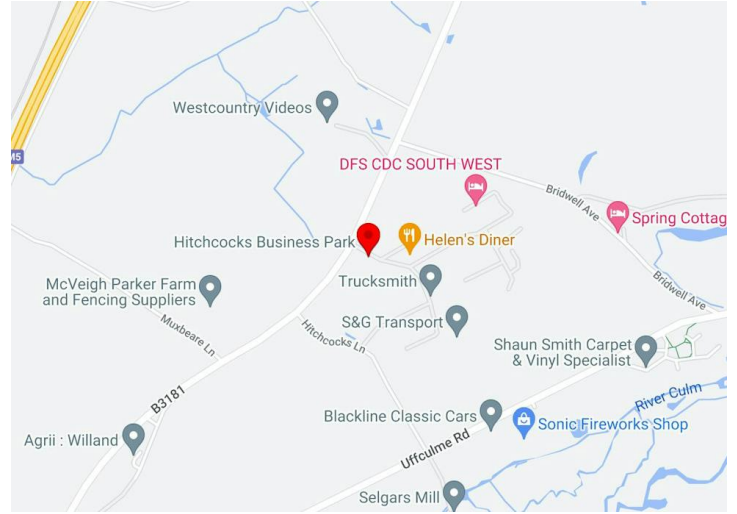
930.70 sq m

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**Reference: #154034**

# Unit 4 Willand Road

Willand Road Business Park, Cullompton, Uffculme, EX15 3DA



## Summary

Available Size	10,018 sq ft / 930.70 sq m
Rent	£80,000 per annum exclusive of other outgoings. £7.99 psf
Rateable Value	£60,400
Service Charge	A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.
EPC	D (87)

## 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.

## Accommodation

The accommodation comprises of the following

### Availability

Available

## 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.

## Security

Safe and secure unit with on-site security provided day and night, as well as CCTV across the park.

## The Park

The owners are always on site and work continuously to ensure that the park is a great place to work. They have developed a programme of planting throughout the site and are always planning improvements where they can.

The accommodation, which ranges from 344 sq m to 1,625 sq m (3,700 sq ft to 17,500 sq ft) offers functional units that will grow and develop with you as your business changes and progresses. The owners work closely with all of their tenants to create the type of modern, functional units they need for their businesses.

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