

# 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

10,018 sq ft

930.70 sq m

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.

## Katie Purrington

01392 429380 | 07513 482451 katie.purrington@jll.com

#### **Kye Daniel**

01392 429307 | 07525 913326 kye.daniel@eu.jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by Agentsinsight / Generated on 19/01/2024