



# To Let

## Semi - Detached industrial unit to Let

- On- site 24/7 security
- Eaves height to underside of haunch 4.5m
- Steel portal frame with composite clad roof & elevations
- External rolled stone yard & allocated parking

### Unit 1 The Orchard

Hitchcocks Business Park, Willand, Cullompton,  
EX15 3FA

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**1,628 sq ft**

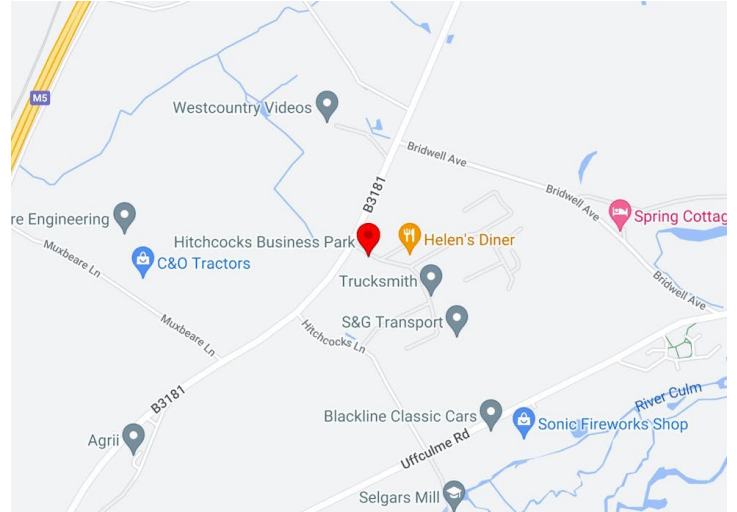
151.25 sq m

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Reference: #195224

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## Summary

Available Size	1,628 sq ft / 151.25 sq m
Rent	£11.00 per sq ft £17,908 per annum
Rateable Value	£11,750.00
Service Charge	A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.
EPC	E (106)

## Description

The accommodation at Hitchcocks Business Park, which ranges from 140 sq m to 5,575 sq m (1,500 sq ft to 60,000 sq ft) offers functional units that will grow and develop with you as your business changes and progresses. They work closely with all of their tenants to create the type of modern, functional units they need for their businesses.

## Location

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.

## Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Planning

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

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