



To let

Unit 9, King Place, Hitchcocks Business Park, Willand, Devon, EX15 3FA

New industrial/warehouse unit

Approx: 4,444 sq ft / 412.9 sq m

Viewing by prior appointment with
Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

Fenced and gated side concrete yard approx.: 0.15 acre
(0.06 Ha)

Electrically operated front loading door

Rent: from £26,000 p.a.x

Location

Hitchcocks Business Park is situated approximately halfway between Junctions 27 & 28 of the M5. The property is located approximately 25 minutes north of Exeter, 25 minutes south of Taunton and 70 minutes south of Bristol. Willand also benefits from good access to the North Devon Link Road (A361) and the A303.

Established occupiers on the estate include Gregorys Transport, Trucksmith and Mid Devon District Council and the property is adjacent to a unit occupied by Low Carbon Exchange.

Description

The property comprises a modern 5 bay unit of steel portal frame construction with an eaves height of approximately 3.84m (12'7") and a ridge height of 5.83 (19'2") providing open plan space for industrial storage and distribution related uses. The property benefits from an electric loading door to the front (5m wide x 4.83m) (16'5" x 15'10") and separate personnel door to the front.

Externally the property has the benefit of an exclusive concrete surfaced yard and loading area measuring approx. 27m x 17m (0.046 Ha) (approx. 0.11 acres) which also benefits from steel security fencing and front gate. There is also significant additional graveled surfaced parking to the front of the unit.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis)

Overall: 59'4" x 74'10" (4,444 sq ft)
18.10m x 22.81m (412.86 sq m)

Lease Terms

The property is available on a new FRI lease on terms to be agreed. Initial annual rental is **£26,000** plus **£4,000 per annum** for the adjacent secure yard.

Services

The property benefits from mains electricity (including 3 phase) and water. Drainage is to a private system. There is motion activated lighting to the unit and a fitted disabled w/c with sink and electric hot water heater.

Rateable Value

We understand that the rates have yet to be assessed; further information from the agents.

Energy Performance Certificate (EPC)

We are informed that an Energy Performance Certificate is not required for this property in its current use and layout.

VAT

All figures within these terms are exclusive of VAT which will be charged at the prevailing rate.

Legal Costs

The parties are to bear their own legal costs incurred in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk

OR

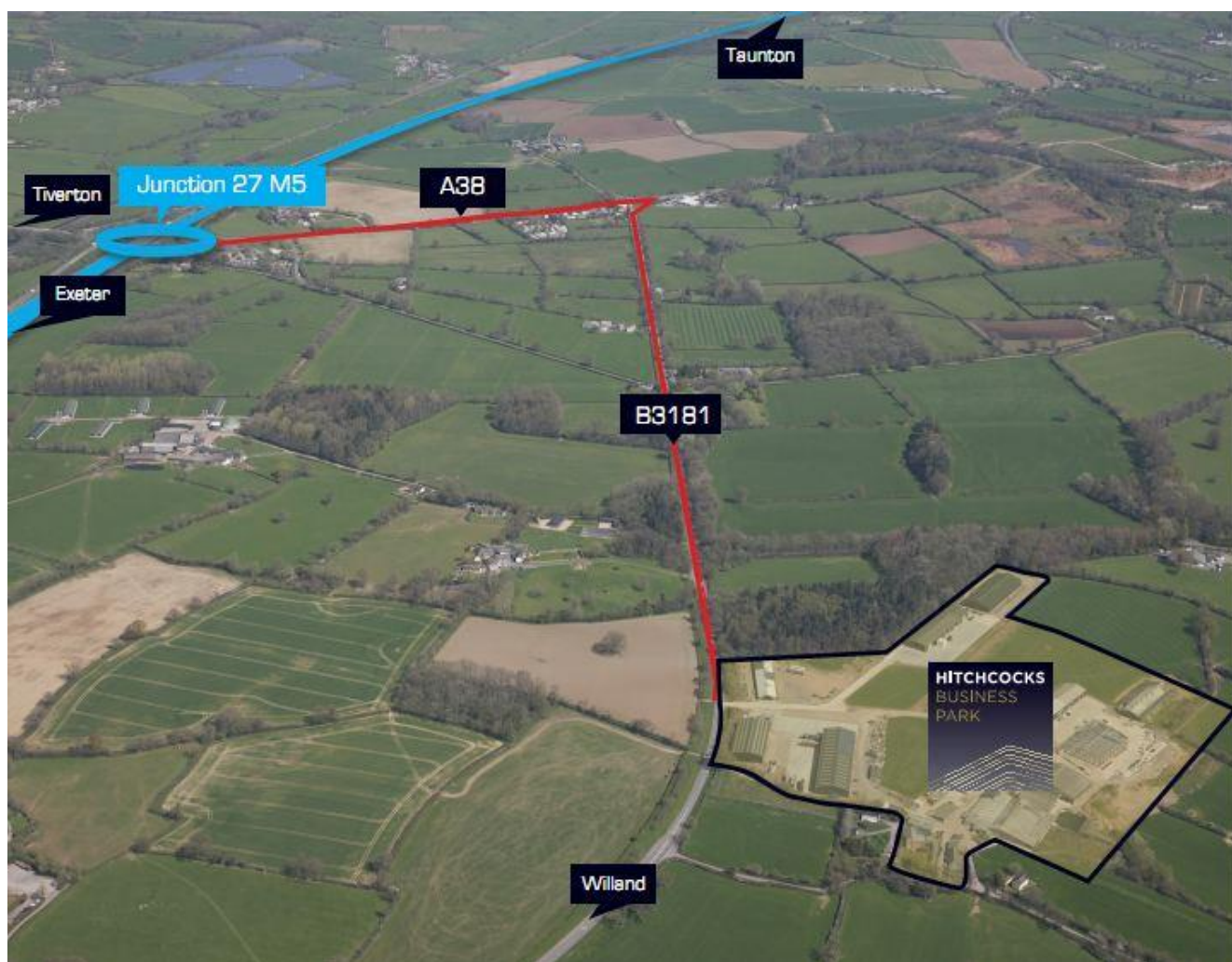
Jones Lang LaSalle
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