



# To let

## Unit 3, Carlu Close, Hitchcocks Business Park, Willand, Devon, EX15 3FA

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Recently completed detached warehouse with fenced yard

Approx 20,150 sq ft / 1,872 sq m

Additional fenced concrete surfaced yard approx: 45,556 sq ft / 4,232.6 sq m

Four electrically operated loading doors

Rent: £145,000 per annum

Viewing by prior appointment with  
Andrew Hosking

**(01392) 202203**

[andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

[strattoncrebercommercial.co.uk](http://strattoncrebercommercial.co.uk)

## 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.

## Description

The property comprises a recently completed 12 bay detached steel portal frame unit with insulated steel sheet cladding with an eaves height of 20' / 6.13m and a ridge height of 29'5" / 8.97m.

The property benefits from 4 electrically operated loading doors to the front, each 19' wide x 17'9" high / 5.79m x 5.42m.

There is a palisade fence around the front and sides and two double gate access points to the site.

Externally there is an additional 45,556 sq ft approx. / 4,232.6 sq m of concrete surfaced compound space to the front and one side with external LED security lighting.

Internally the property has been finished off as a shell but with high level movement sensitive lighting.

Drainage connections are provided to cater for up to 3 w/c blocks.

## Accommodation

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

Overall: 236'2" x 85'3" / 20,150 sq ft  
72m x 26m / 1,872 sq m

## Site

The concrete surfaced gated and fenced front and side compounds total a further additional 45,556 sq ft approx. / 4,232.6 sq m.

## Lease Terms

The site and premises are available on a new fully repairing and insuring lease for a term to be agreed at an initial annual rental of **£145,000 per annum exclusive**. In addition, there is a proportional service charge payable for the upkeep of the common parts of the estate amounting to 5% of the rental.

## Services

The property benefits from mains electricity and water. Drainage is to a private system.

There is also a photovoltaic array on part of the roof.

## Rateable Value

To be assessed.

## 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 payable at the statutory rate.

## Legal Costs

The parties are to be responsible for their own legal costs.

## Viewing & Further information

Strictly by appointment through the sole agents:

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

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

OR

JLL  
Ground floor, The Senate, Southernhay Gardens, Exeter, EX1 1UG

Contact: Tim Western  
Tel: (01392) 423696  
Email: [Tim.western@eu.jll.com](mailto:Tim.western@eu.jll.com)



### Exeter Office

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