

TO LET / FOR SALE

MODERN WAREHOUSE PREMISES

UNIT 13 SOUTH VIEW INDUSTRIAL ESTATE,
WILLAND, CULLOMPTON, DEVON, EX15 2QW



25,054 SQ FT PLUS YARD

Suitable for Warehouse / Distribution / Production Uses

Additional mezzanine Floor 3,524 sq ft

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WILLAND

Willand is a village within Mid Devon with a population of 3,360. It is located approximately 14 miles north of Exeter and 3 miles north of Cullompton.

Access to the M5 motorway is 2 miles to the north at Junction 27 where it intersects with the A361 North Devon Link Road. Junction 28 of the M5 at Cullompton is 3 miles to the south.

LOCATION

The building occupies an elevated position at the far end of South View Industrial Estate.

DESCRIPTION

A modern end of terrace warehouse / production building comprising partially partitioned warehouse space together with two floors of office accommodation. The unit is accessed via two electrically operating roller shutter loading doors (one of which has a super-speed opening mechanism) and the internal height to eaves 6.5 m (5.75 m to underside of haunch).

An extension has recently been constructed to the side of the building providing further storage/production space with the entire building fronting a good sized yard for loading and circulation space.

Construction of the new unit is due to start shortly, with Unit 13 having the benefit of all the remaining yard area between the two buildings.

SERVICES

We confirm that we have not tested any of the service installations and the purchaser must satisfy themselves independently as to their state and condition.

RATES

Unit 13 is currently under a single listing for Units 11-13 South View Estate. Interested parties are advised to make their own enquiries at the Valuation Office.



ACCOMMODATION

The approximate Gross Internal floor areas (GIA) are as follows:

Ground Floor warehouse	18,191 sq ft	(1,690 sq m)
Ground Floor Offices	1,608 sq ft	(149 sq m)
First Floor Offices	1,608 sq ft	(149 sq m)
Extension	3,647 sq ft	(339 sq m)
Total Floor Area	25,054 sq ft	(2,327 sq m)
Mezzanine Floor	3,524 sq ft	(327 sq m)

TERMS

The unit is available on new lease terms to be agreed. Consideration will also be given to a sale of the freehold.

VAT

All figures quoted are exclusive of VAT where applicable.

ENERGY PERFORMANCE CERTIFICATE RATING C

VIEWING

To make an appointment to view, please contact the agent.



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