



For Sale

Unit B1, Ethmar Court, Mid Devon Business Park,
Willand, Devon, EX15 2EZ

Viewing by prior appointment
with Tom Churchward

(01392) 202203
tom@sccexeter.co.uk

Industrial unit on popular estate

Gross Internal Area (GIA) 1,770 sq.ft (164.43 sq.m)

Allocated car parking

Suitable for a variety of uses, subject to consents

To let: £12,600 pa.ex

strattoncrebercommercial.co.uk

Location

Unit B1 Ethmar Court is located within a popular business park recently established on the edge of the town of Willand. Access to the M5 motorway is around 2 miles away at Junction 27 where the A361 North Devon Link Road also begins, and Junction 28 of the M5 (Cullompton) is around 3 miles to the south. Junction 29 (Exeter) is around a further 10 miles further.

Description

Ethmar Court is a development of 3 terraces constructed in 2008 comprising a total of 15 business units of high specification, steel portal frame construction with brick walls to part lower elevations and fully insulated steel sheet cladding to the remaining elevations and roof.

Set within an attractive landscaped setting, each property has allocated car parking spaces within brick pavior parking areas.

Established occupiers nearby include Hopkins Machinery, Granny Gothards, Quantum Cryogenics, Oilwarm and Ascend Coaching.

Specific features of the property include:

- Allocated car parking spaces.
- Up and over loading door (2.5m wide x 3.12m high) (8'2" x 10'3).
- W/c facilities on ground and mezzanine
- Front first floor window

Accommodation

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

Ground floor: 888 sq ft / 82.59 sq m

Mezzanine / Storage: 882 sq ft / 81.95 sq m

Tenure

Available by way of new full repairing and insuring lease, at a rent of £12,600 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Services

Mains electricity, water, drainage and gas are all connected.

Business Rates

We are informed by the Valuation Office Agency web site that the premises are currently assessed as one entity as follows:-

Rateable value 2023: £13,750.00
Rates payable (2023/2024): £6,861.25

Energy Performance Certificate (EPC)

An EPC of C is available for this property. Please contact the agent for further details.

VAT

VAT will be applicable to the rent and service charge.

Legal Costs

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

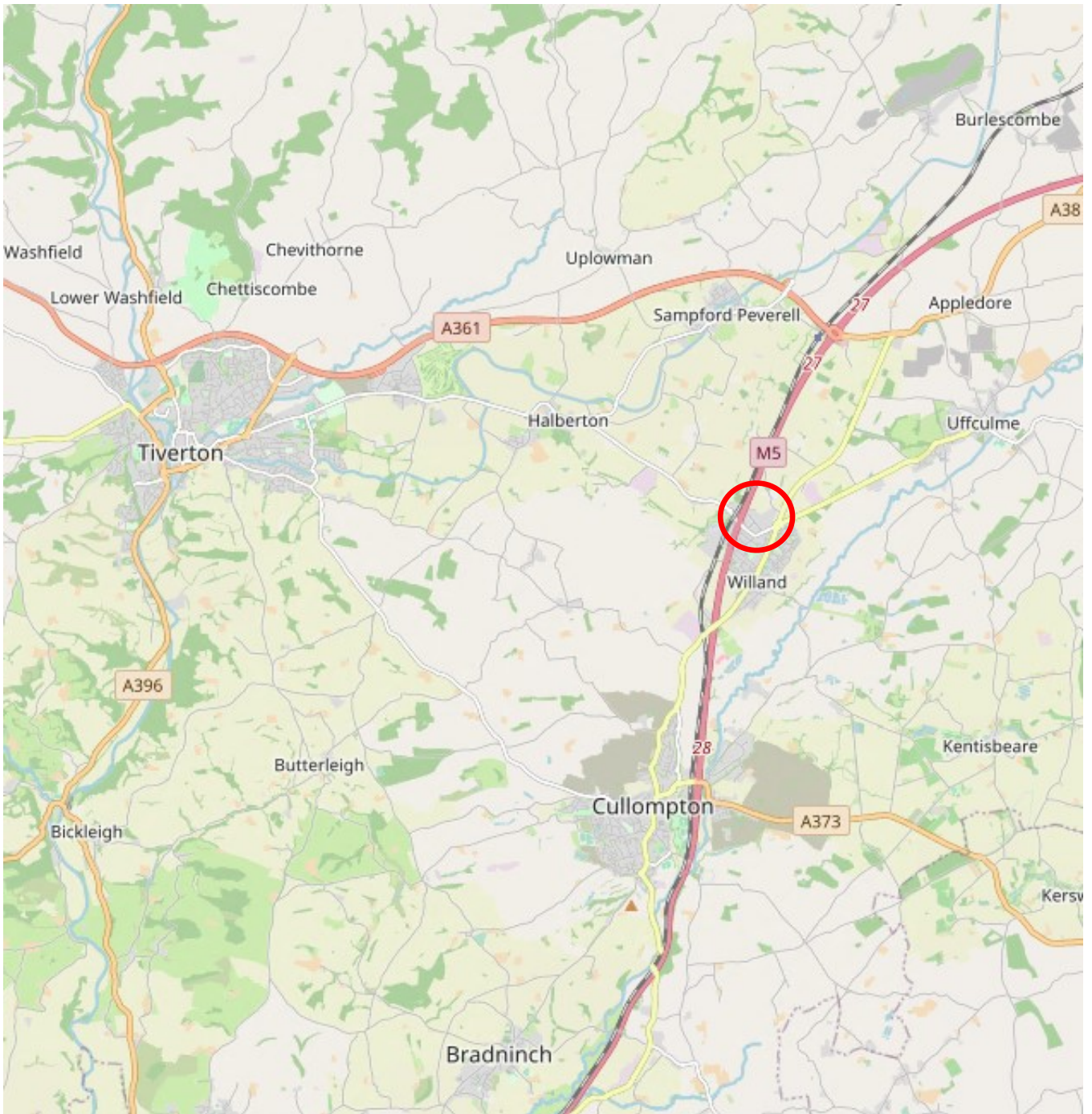
Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Tom Churchward
Tel: (01392) 202203
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