

HUDSON & Co.

JUNCTION 27 / 28

M5 (Willand)

MODERN Hi-Bay WAREHOUSE

With offices

11,824 sq ft



***2 Lazon Units, South View Road,
Willand, Devon EX15 2QW***

*** Hi-Bay - 6.95 metres to eaves / 9.14 metres to apex***

Well appointed offices at ground & mezzanine level

Easy access to Junctions 27 & 28 M5

Ample Parking & Loading

Flexible Terms / Competitive Rent

6.95 metres to eaves / 9.14 metres to apex

TO LET

01392 477497

2 Lazon Units, South View Road, Willand, Devon EX15 2QW

LOCATION: The property is situated on the Willand Industrial Estate, which is located off the B3181, approximately 2 miles north of the town of Cullompton, with easy access to both junctions 27 & 28 of the M5 motorway. Unit 2 is located on South View Road, adjoining the large Penn Carrie unit (formerly the TDG distribution facility for Morrison's Supermarket).

DESCRIPTION: A modern distribution facility incorporating a high bay building of steel portal frame construction supporting full height, fully insulated composite steel profile cladding to the elevations under a pitched fully insulated steel profile composite clad roof. The warehouse area has an eaves height of approximately 6.95 metres and a height to apex of 9.14 metres. The accommodation incorporates a small office and toilet and to the front elevation there is an electrically operated roller shutter loading door. Outside there is a concrete loading apron and turning area, and there are approx. 10 dedicated car parking spaces. The adjoining building has recently been let to Western Commodities.

ACCOMMODATION: The unit provides the following accommodation;

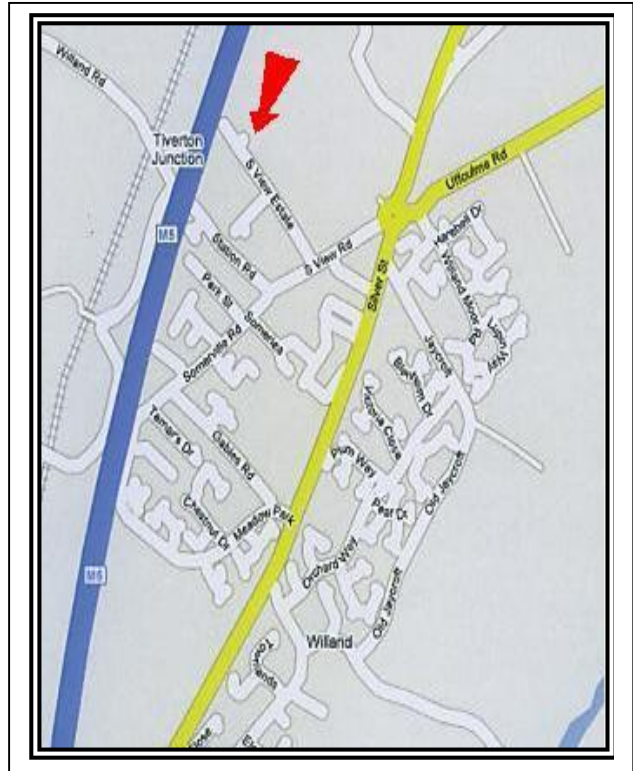
Gross Internal Area : 1,098.88 sq m 11,824 sq ft

Including:

Ground Floor Offices: 35.87 sq m 386 sq ft

Mezzanine Offices : 121.72 sq m 1,309 sq ft

All areas and dimensions are approximate.



SERVICES: The property is connected to mains water, drainage and electricity (single & 3-phase) and gas.

RATES:

Description: Warehouse & Premises

Rateable Value: £38,500

PLANNING: The property benefits from the appropriate consents for warehousing and ancillary offices on an industrial estate zoned for B1, B2 & B8 uses. Prospective occupiers should address their planning enquiries to Mid Devon District Council Tel: 01884 255 255.

EPC: Rating C

TERMS: Flexible terms at a very competitive rental.

LEGAL COSTS: Incoming tenant to pay a contribution towards the landlord's reasonable legal costs in preparing a lease.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the sole agents:

HUDSON & Co.
01392 477497 / 01548 831313
Contact: David Edwards / Sue Penrose
info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

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