



Retail / Office Premises with Parking

TO LET



Unit 16D, Alexandria Business Park, Cullompton, EX15 1BW.

- Located on Alexandria Business Park adjacent to J28 of the M5.
- Refurbished retail / office unit benefitting from three parking spaces.
- Ground Floor 620 sq ft / 57.60 sq m. First Floor 155 sq ft / 14.40 sq m.
- Rent: £8,500 per annum (£703.33 per month).

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LOCATION

Unit 16D is prominently located near the entrance to Alexandria Business Park, located 100 metres from J28 of the M5 motorway at Cullompton.

The town centre of Cullompton is located half a mile to the south west, with Exeter City approximately 15 miles journey to the south and Taunton located approximately 18 miles to the north east.

Alexandria Business Park boasts a variety of retailers and office occupiers on site as well as workshop and light industrial businesses. Occupiers include Culm Valley Angling, Claire's Equestrian, J28 Self Storage Container Hire and the recently opened Alexandria Cafe.

DESCRIPTION

The unit has recently been refurbished to include the installation of a new steel glazed entrance at the front of the unit. Internally the unit has been redecoration to include carpeting throughout. On the ground floor there is an open plan retail / office area, with a side room also suitable as retail/office use. Located to the rear is a kitchenette with a stainless steel sink and fitted cupboards.

Within the main front room there is a staircase leading to the first floor which comprises of two rooms suitable as offices or for storage use.

The premises benefits from mains electricity. There is on site communal WC facilities. The unit also benefits from three car parking spaces located in front of the unit.

ACCOMMODATION

Ground Floor:

Retail/Office Area	555 sq ft	51.56 sq m.
Kitchenette	65 sq ft	6.04 sq m.

First Floor:

Offices / Storage	155 sq ft	14.40 sq m
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BUSINESS RATES

Rateable Value	£4,450	2017/2018
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The property qualifies for a small business rates allowance. Applicants will be responsible for making their own enquiries to Mid Devon Council.

RENT & TERMS

The property is available for a minimum term of three years at an annual rent of £8,500 (£703.33 per month).

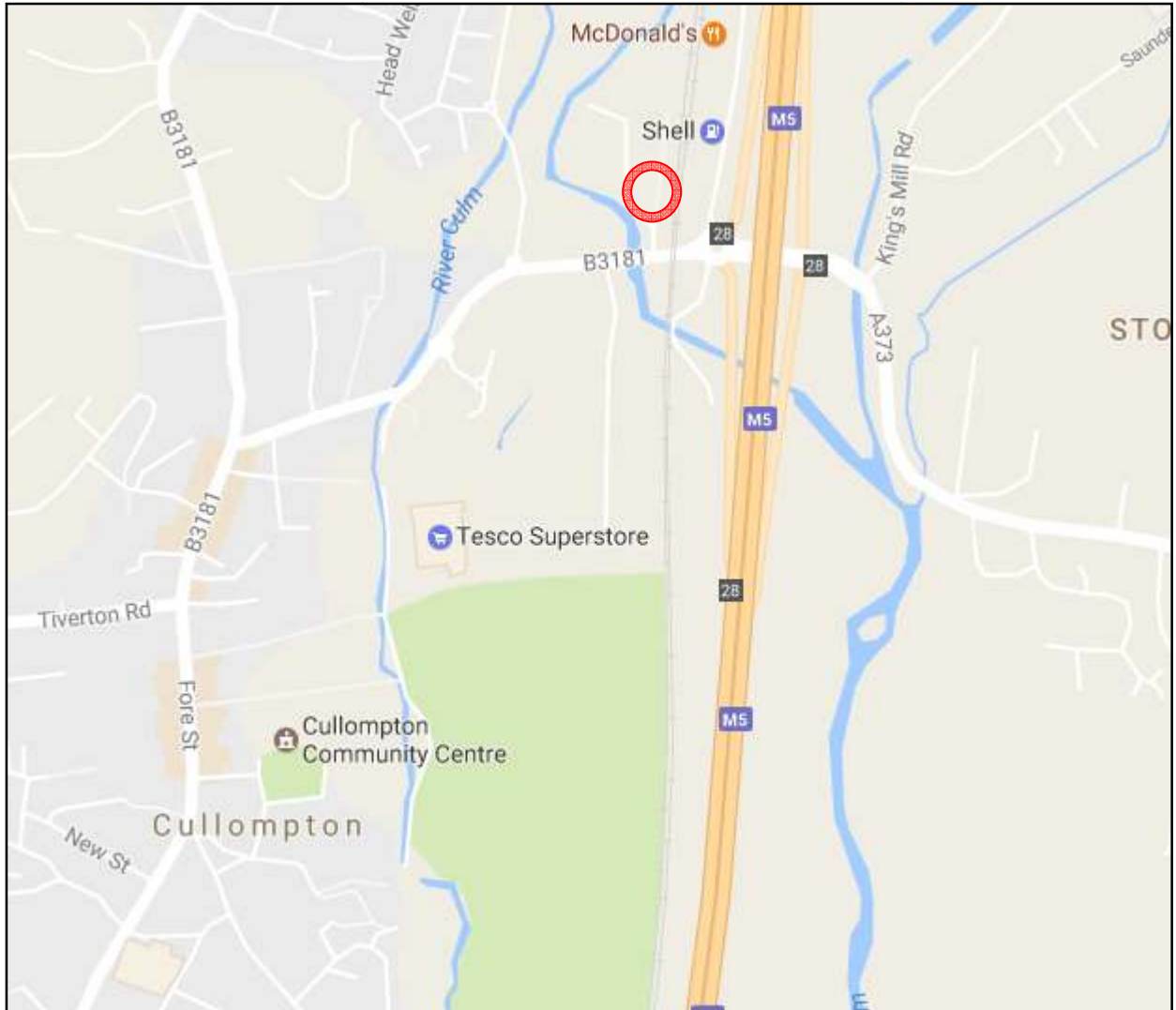
LEGAL COSTS

The proposed new tenant will be responsible for the Landlords reasonable legal costs associated with the drawing up the tenancy agreement.

EPC

An EPC has been commissioned and a copy will be available shortly.

LOCATION MAP



VIEWINGS:

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