



## Office Premises with Parking **TO LET**



### **Unit 5, Alexandria Business Park, Cullompton, EX15 1BW.**

- Located on Alexandria Business Park adjacent to J28 of the M5.
- Office benefitting from two parking spaces.
- Ground Floor: 170 sq ft / 15.82 sq m.
- Rent: £3,750 per annum.

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## **LOCATION**

Unit 5 is located on Alexandria Business Park, located less than half a mile 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 and Aquatics, Claire's Equestrian, J28 Self Storage Container Hire and the recently opened Alexandria Cafe.

## **DESCRIPTION**

This office has recently been decorated and benefits from mains electricity, carpeting and perimeter telephone points. There is on site communal WC facilities, located nearby. The premises also benefits from two car parking spaces located in front of the property.

## **ACCOMMODATION**

### Unit 15:

Office	170 sq ft	15.82 sq m.
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## **BUSINESS RATES**

Rateable Value	£1,125 (1 <sup>st</sup> April 2017)
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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 £3,750.

## **LEGAL COSTS**

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

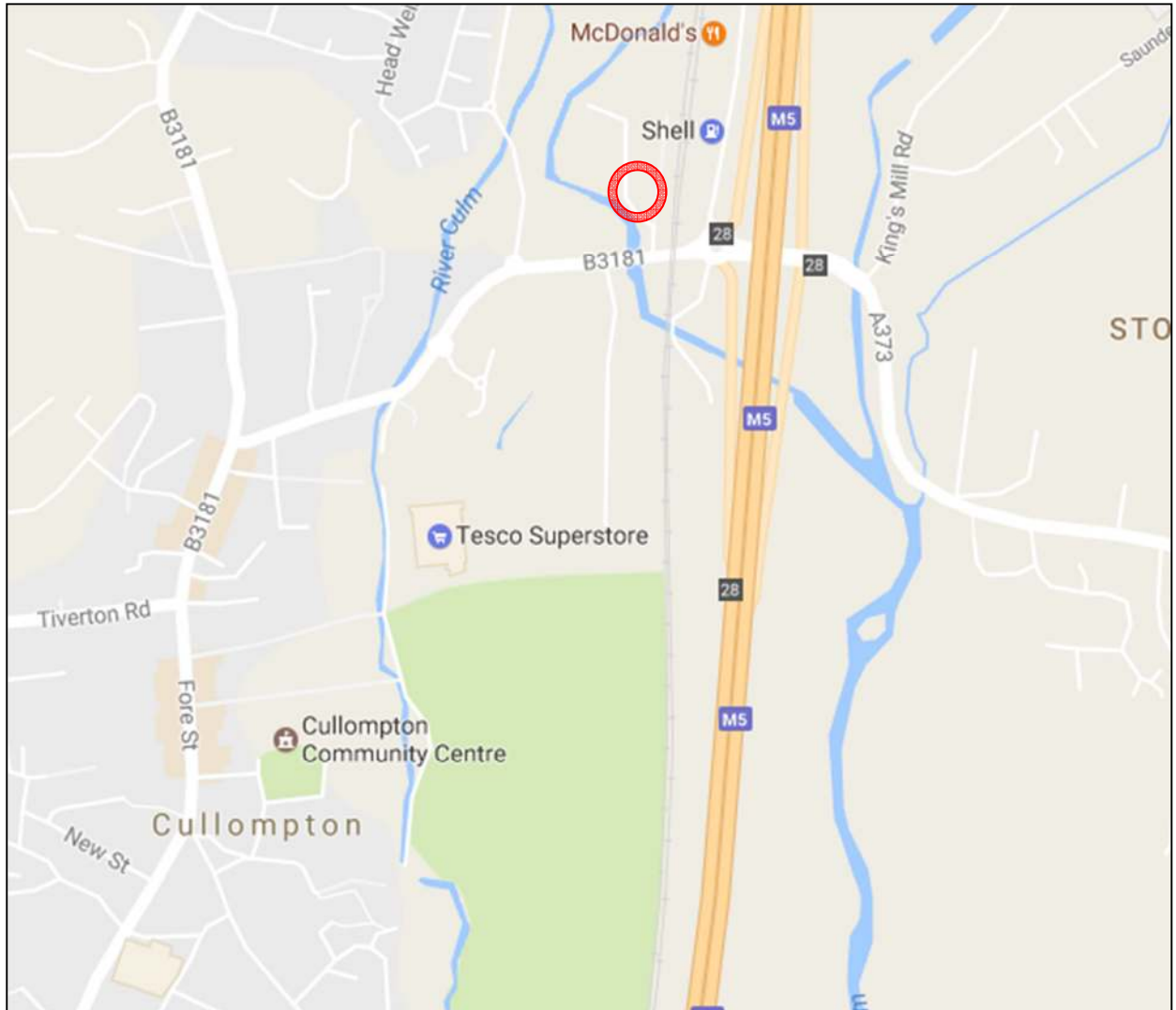
## **EPC**

An EPC is not required as the premises is below 50 sq m.

## **VIEWINGS:**

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## LOCATION MAP



### VIEWINGS:

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