



Retail / Office Premises with Parking
TO LET



Unit 15, Alexandria Business Park, Cullompton, EX15 1BW.

- Located on Alexandria Business Park adjacent to J28 of the M5.
- Retail / office unit benefitting from two parking spaces.
- Ground Floor: 340 sq ft / 31.59 sq m.
- Rent: £5,200 per annum (£100 per week).

Contact: Tony Mc Donnell MRICS

Mobile: 07771 182608 / 01278 439439

Email: tony@cluff.co.uk

LOCATION

Unit 15 is prominently located at the entrance to 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

The unit, which is suitable for retail or office use, has recently been redecorated and benefits from a suspended ceiling, air conditioning, spot lighting as well as a wood decking area at the front of the unit. Located at the rear there is a circular stainless steel sink and fitted cupboard under.

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

ACCOMMODATION

Unit 16:

Retail/Office Area	340 sq ft	31.59 sq m.
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BUSINESS RATES

Rateable Value	£2,120 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 £5,200 (£100 per week).

LEGAL COSTS

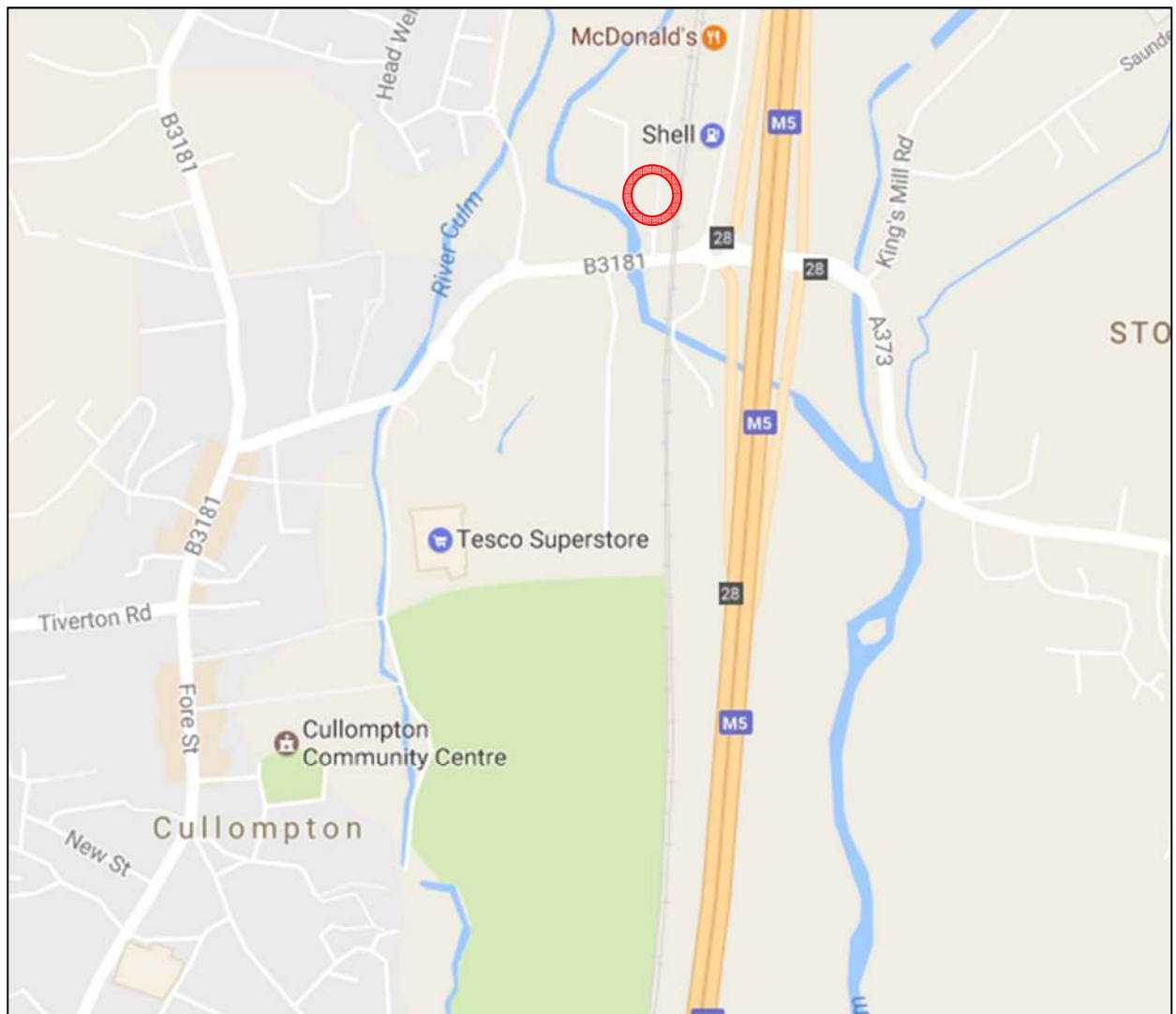
The proposed new tenant will be responsible for the Landlords reasonable legal costs associated with the drawing up the tenancy agreement.

EPC

EPC rating of C51.



LOCATION MAP



VIEWINGS:

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