



## TO LET

Smart modern office premises on two floors, extending to approx 110 sq metres (1178 sq ft) on trading estate approx 2 miles M5 Junction 27.

**Offices At Unit 11  
South View Industrial Estate  
Willand  
Cullompton  
Devon EX15 2QW**

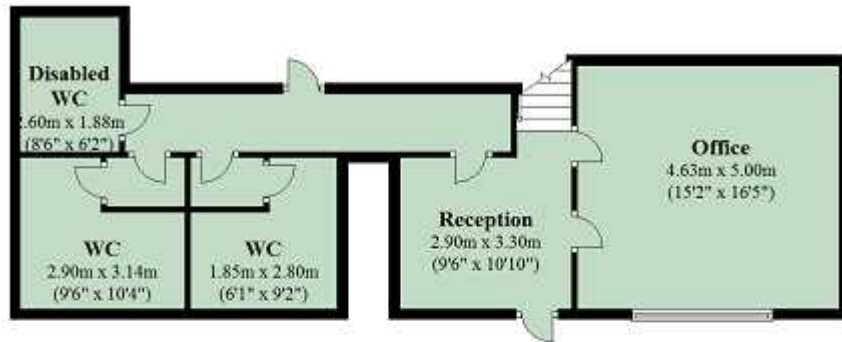
**£8,500 Per Annum**

- Smart modern offices
- Light and airy
- Air conditioning
- Double glazing
- Plenty of parking
- M5 junction 27 - 2 miles

## Floor Plan - For layout identification purposes only. Not To Scale

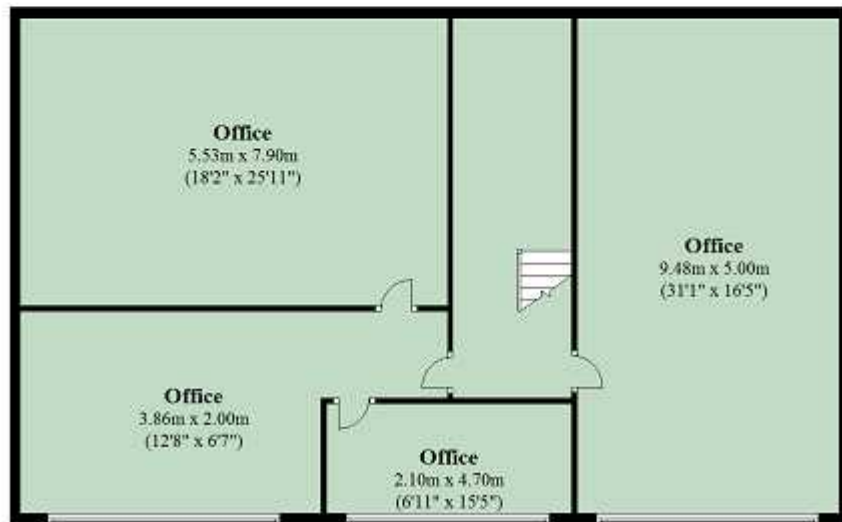
### Ground Floor

Approx. 63.8 sq. metres (708.0 sq. feet)



### First Floor

Approx. 145.8 sq. metres (1569.2 sq. feet)



## The Property

This is a large light and airy suite of offices situated on the ground and first floor of a modern office building, on a trading estate approximately 2 miles from junction 27 of the M5 motorway.

The offices have been built to a high specification and have air conditioning and double glazing. There is the added benefit of plenty of parking outside.

The premises have a reception office and a large ground floor office, whilst to the first floor there is a further large office as well as a board room which is presently divided from two other offices by means of a lightweight partition. This could easily be opened up as one large open office space if so required. The premises have shared use of wc facilities on the ground floor.

**TERMS:** the offices are available to rent under a new lease at a rent of £8,500 per annum. There will be additional maintenance charges towards general repair and insurance.

**LEGAL FEES:** the ingoing tenant is to be responsible for their own, as well as the landlords, reasonable legal expenses.

**RATES:** to be reassessed.

**ENQUIRIES:** Please contact Tiverton office on 01884 253500 or email: [tiverton@seddons.com](mailto:tiverton@seddons.com)



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