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PROPERTY CONSULTANTS

TO LET

Unit 3 Willand Road Business Park

Willand, Cullompton, Devon, EX15 2RF

Modern detached industrial unit – 17,491 sq. ft. approx. (1,625 sq. m).

Location

Unit 3 is located on the established Willand Road Business Park in Willand, one of Mid Devon's key industrial and distribution locations.

The property enjoys excellent connectivity, situated approximately 2 miles from Junction 27 of the M5 motorway, providing convenient access to Exeter (18 miles south), Tiverton (8 miles west), Taunton (20 miles north-east) and Bristol (70 miles north).

The location also benefits from proximity to Tiverton Parkway railway station and Exeter Airport, making it an attractive base for regional and national occupiers.

M5

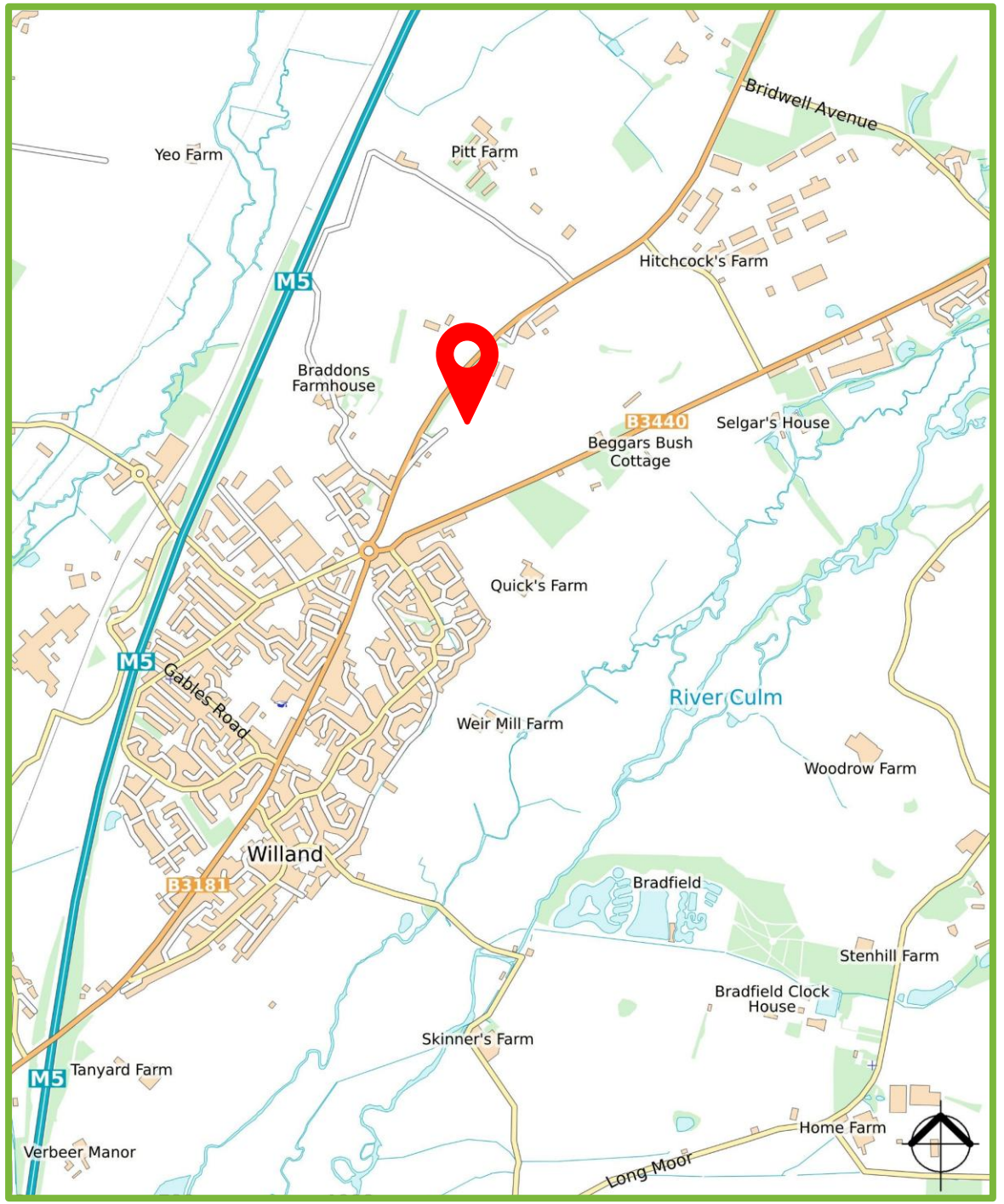
2 miles to Junction 27

Exeter

18 miles

Railway station

4 miles



Accommodation

Description
The property comprises a detached industrial/ warehouse unit constructed around a steel portal frame, with composite clad elevations and roof.

Internally, the accommodation is predominantly open plan and benefits from a haunch height of approximately 5.5m, providing versatile operational space.

Pedestrian access is available via three separate entrances, with loading provided through four sectional loading doors, each measuring approximately 5.2m in height and 4.0m in width.

Externally, the property benefits from a concrete-surfaced service yard and a rolled stone car park with palisade fencing.

Parking
The building benefits from a dedicated parking area to the eastern end of the building plus shared parking at the entrance to the development.

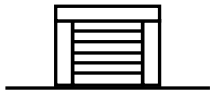
Services
We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq. ft	Sq. m
TOTAL	**17,491**	**1,625**



Haunch height 5.5m

Surface level Doors



Onsite parking



Kitchenette



WC facilities

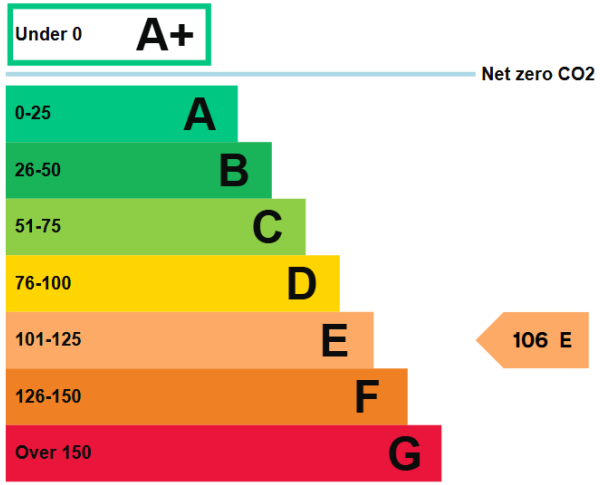


Planning | Rates | EPC | Rent | Terms

Planning
We are verbally advised that the accommodation has planning consent for Class E, B2, B8 use, but any occupier should make their own enquiries to the Planning Department of Mid Devon District Council.
Tel: 01884 255255 or [Planning - MIDDEVON.GOV.UK]

Business Rates
Current rateable value (from 1st April 2026 to present): **£86,000**
Interested parties should make their own enquiries to Mid Devon District Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment.
[Summary valuation - Valuation Office Agency - GOV.UK]

Energy Performance Certificate
The property has an EPC rating of E(106), and the certificate is available on request.



Proposal
The property is held on a lease expiring 18 June 2029 and subject to a Tenant only break 30 November 2027. Passing rent £131,182 p.a exclusive.

It is available by way of assignment of the existing lease or on a new full repairing and insuring lease direct from the landlord, terms to be negotiated.

Legal Costs
Each party is to be responsible for their own legal costs.

VAT
Under the Finance Acts 1989 and 1997, VAT may be levied on the rent.
We recommend that the prospective tenants establish the VAT implications before entering into any agreement.

AML
A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

Code for Leasing
For the latest RICS advice on commercial property leasing, please consult the
[RICS Real Estate Code for Leasing 2020]

Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:

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Exeter
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www.alderking.com

AK Ref: 102978/DS **Date:** 10/2026 **Subject to Contract**



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Important Notice

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A list of all Members is available at the Registered Office.

1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain adv ce from a specialist source

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PROPERTY GALLERY



