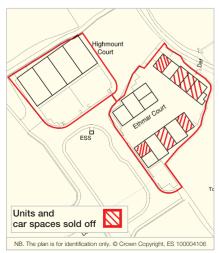
# Willand Highmount Court and Ethmar Court Mid Devon Business Park Exeter Devon EX15 2EZ

- Freehold Industrial Investment
- 12 industrial units totalling some 2,867 sq m (30,855 sq ft)
- Part let to EDF Energy
- Total Current Rents Reserved

# £140,170 pa plus vacant possession of unit A4









# Tenure

Freehold.

### Location

Willand is located alongside the M5 Motorway some 17 miles south-west of Taunton and 16 miles north-east of Exeter. The estate is conveniently accessed via the B3181, which links with Junction 27 of the M5 some 3 miles to the north.

The property is accessed directly off a roundabout linking the B3181, B3440, Silver Street and South View Road, and adjoins another established business park on South View Estate.

Occupiers close by include Hopkins Machinery, Andrew James Butchery and S&S Carpenters Ltd amongst others. All the surrounding plots have been sold and include a new Co-op convenience store.

### **Description**

The property comprises a modern and recently developed business park of 12 units, one of which is occupied as a double unit, in two parts,

Highmount Court and Ethmar Court. A number of units in the scheme have been sold and are not included in the sale.

## **VAT**

VAT is applicable to this lot.

### **Documents**

The legal pack will be available from the website www.allsop.co.uk

# **Energy Performance Certificate**

For EPC Rating please see website.







No.	Present Lessee	Accommodation			Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit A1 Ethmar Court	South West Home Services Ltd with personal guarantee (t/a Victoria Windows and Doors)	Ground Floor First Floor	118 sq m 88 sq m	(1,273 sq ft) (946 sq ft)	4 years from 05.01.2015 FR & I subject to a schedule of condition	£10,500 p.a.	Reversion 2019
Unit A2 Ethmar Court	South West Home Services Ltd with personal guarantee (t/a Victoria Windows and Doors)	Ground Floor First Floor	150 sq m 75 sq m	(1,618 sq ft) (808 sq ft)	4 years from 05.01.2015 FR & I	£10,000 p.a.	Reversion 2019
Unit A3 Ethmar Court	R & L Woodward (t/a Parkway Taxis)	Ground Floor First Floor	86 sq m 46 sq m	(925 sq ft) (491 sq ft)	6 years from 02.08.2011 Rent review in the 3rd year FR & I subject to a schedule of condition	£7,250 p.a.	Reversion 2017
Unit A4 Ethmar Court	Vacant	Ground Floor First Floor	86 sq m 41 sq m	(925 sq ft) (445 sq ft)	-	-	-
Unit B2 Ethmar Court	Eurofins Agroscience Services Ltd (t/a Eurofins)	Ground Floor First Floor	80 sq m 41 sq m	(860 sq ft) (443 sq ft)	6 years from 25.10.2012 Rent review in the 3rd year FR & I	£7,100 p.a.	Reversion 2018
Adjoining Unit B5	Essenjaye Foods Ltd Ltd	Land only			3 years from 01.10.2014. Rolling tenant monthly break clause	£1,000 p.a.	
Unit C2 Ethmar Court	PD Moore (t/a PD Moore Ltd)	Ground Floor First Floor	131 sq m 65 sq m	(1,415 sq ft) (702 sq ft)	6 years from 02.03.2015 Rent review and tenant break clause in the 3rd year FR & I	£11,000 p.a.	Rent Review 2018
Unit C4 Ethmar Court	Metal Developments Ltd (1)	Ground Floor First Floor	149 sq m 82 sq m	(1,601 sq ft) (879 sq ft)	2 years from 16.02.2015 FR & I	£13,000 p.a.	Reversion 2017
Unit C5 Ethmar Court	EDF Energy Pic	Ground Floor First Floor	76 sq m 38 sq m	(823 sq ft) (413 sq ft)	5 years from 11.07.2012 Rent review in the 3rd year FR & I	£6,000 p.a.	Reversion 2017
Unit H1 & H2 Highmount Court	Green Resource Engineering Ltd (t/a Green Resource Engineering)	Ground Floor First Floor	645 sq m 42 sq m	(6,940 sq ft) (456 sq ft)	5 years from 25.12.2013 Fixed rental increases FR & I	£34,000 p.a.	Rent rising to £32,000 pa in 2016 and £34,000 pa in 2017, which the Vendor wi top up upon completion
Unit H3 Highmount Court	Medtech Logistics Ltd (t/a Medtech Logistics)	Ground Floor	324 sq m	(3,489 sq ft)	5 years from 08.08.2014 (3) FR & I	£19,320 p.a.	Reversion 2019
Unit H4 Highmount Court	Highfield Preserves Ltd (4) (t/a Highfield)	Ground Floor Mezzanine Floor (installed by tenant) Total	324 sq m 178 sq m 506.58 sq m	(3,489 sq ft) (1,914 sq ft) (5,453 sq ft)	10 years from 30.06.2015 Rent review in the 5th year FR & I	£21,000 p.a.	Rent Review 2020
ND Arras associated by the Vender		Total	2,867 sq m	(30,855 sq ft)	Total £140 170 n a		

NB. Areas provided by the Vendor.
Units B1, B3, B4, B5, C1, C3 and C6 are sold Freehold with an obligation on the owners to contribute to maintenance.
(1) The lessee benefits from the option to purchase the freehold at any time for £205,000.
(3) There is a tenant's option to determine the lease on the third anniversary of the term on payment of £4,830.
(4) The lessee benefits from the option to purchase the freehold at any time for £325,000.

Total £140,170 p.a.