

To Let

Rent from £1.75 per sq ft
Dependant on space

Open Storage Yard, Hitchcocks Business Park, Forge Road,
Uffculme, Cullompton, Devon EX15 3FA

Yards available from approx
10,000 sq ft (929 sq m)

Summary

- Approx. 1.09 - 2.23 acres (0.44 - 0.90 ha)
- Flexible terms available
- Well established business park
- Closely located to transport links
- Well managed business park with security onsite
- Would suit a number of uses STP
- Secure part steel palisade fencing

Location:

Hitchcocks Business Park is a 90-acre business park located just off the M5 at Junction 27. The site is a thriving community and nearby rail and air links make Hitchcocks an ideal base for a variety of businesses.

Description:

An open storage yard comprising part steel palisade fencing & part Heras fencing and rolled stone surface.

The premises benefit from safe and secure onsite security as well as CCTV across the park.

Yards available from approx 10,000 sq ft (929 sq m).

Accommodation:

All areas are approximate and measurements provided from clients management records..

Yard	ha	acres
Total	0.9	2.23

Service charge:

A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Not applicable.

Planning:

The property has the benefit of planning consent for B1 (now E1), B2 & B8 use.

Business rates:

The property will require a new assessment.

Terms:

New full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

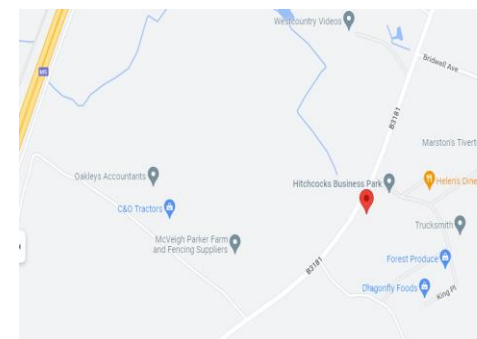
VAT will be payable on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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