

**To Let**

£49,420 pax

Unit 1A, Hitchcocks Business Park, Anthony Way,  
Uffculme, Cullompton, Devon, EX15 3FA

32,947 Sq Ft  
(3,060.8 Sq M)



# Summary

- Located close to transport links
- On site security & CCTV
- Well established Business Park
- Flexible terms available
- Open storage yard to let

## Location:

Our 90-acre business park is located just off the M5 at junction 27. A thriving community and nearby rail and air links make Hitchcocks an ideal base for your business.

## Description:

An end-terrace open storage yard comprising the following:

- Steel palisade & close board timber fencing
- Double gates opening at 10m wide
- Rolled stone surface
- External lights

## Accommodation:

Measurements provided by the landlord

	sq m	sq ft
<b>Total</b>	3,060.8	32,947

## 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 3 phase electricity, water, telecoms and private 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:

N/A

## Planning:

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

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £24,250, therefore making the approximate Rates Payable £12,100.73 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed.

## Legal fees:

Each party to bear their own legal costs involved in the letting.

## 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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