



Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

To Let

£36,500 Pax

Unit 2 Forge Road, Hitchcocks Business Park,
Uffculme, Cullompton, Devon, EX15 3FA

24,294 Sq Ft
(2,256.9 Sq M)

Summary

- Steel Palisade Fencing
- Rare opportunity to acquire a yard at Hitchcock's Business Park
- Rolled Stone Surface
- All services connected
- 24,294 sq ft (2,257 sq m) gross internal area
- Double gates opening at 10m wide
- On site security & CCTV

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:

A mid-terrace open storage yard comprising the following:

- Steel palisade fencing
- Double gates opening at 10m wide
- Rolled stone surface
- Serviced yard

Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	2,256.9	24,294

Service charge:

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

Services:

Mains three phase electricity, water, telecoms, private fibre & drainage are available on-site.

EPC / MEES:

Not applicable

Planning:

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

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £14,250, therefore making the approximate Rates Payable £7,110.75 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 to incorporate a mutual break clause.

Legal fees:

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

VAT:

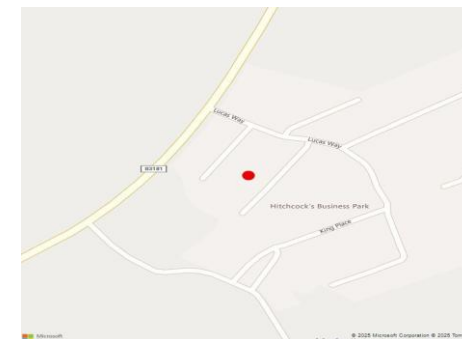
All figures quoted are exclusive of VAT if applicable.

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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