



**To Let**

**POA**

Unit 5, Hitchcocks Business Park, Lucas Way, Uffculme, Cullompton, Devon, EX15 3FA

32,350 Sq Ft  
(3,005.30 Sq M)

# Summary

- Warehouse premises available to let
- Approx. 32,350 sq ft (3,005.30 sq m)
- Includes a large secure concrete yard
- Well established business park
- Closely located to transport links
- Well managed business park with security onsite
- Other occupiers at the business park include Wincanton, Carlsberg Marston's, Rouden Piptek, DFS, Otterdene and Pencarrie

## 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.

Other occupiers at the business park include Wincanton, Carlsberg Marston's, Rouden Piptek, DFS, Otterdene and Pencarrie.

## Description:

The property consists of a detached steel portal frame warehouse building which is prominently located at the entrance to Hitchcocks Business Park. The property includes a large yard to the front and side as well as a high eaves height of 8.8 (at the haunch) to 10 meters. The property also benefits from x3 electric roller shutter doors measuring approx. 5.4 x 5.2 meter each.

## Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	3,005.30	32,350

## 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, broadband fibre and private drainage are available on-site.

## EPC / MEES:

D (87)

## Planning:

The property has the benefit of planning consent for B8 storage and logistics uses.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that from 1st April 2026 Rateable Value will be £350,000. Therefore making the approximate Rates Payable £194,250 per annum for 2025/26.

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

## Terms:

The property is available by way of a 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:

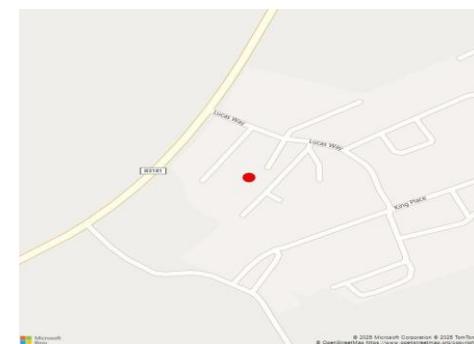
VAT will be payable on the rent and service charge.

## 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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