



To Let

£16,455 pax

Unit 11, King Place, Hitchcocks Business Park, Uffculme, Cullompton,
Devon, EX15 3FH

6,582 Sq Ft
(611.50 Sq M)

Summary

- Well established business park
- Closely located to transport links
- Open storage yard - concrete surfacing with steel palisade fencing
- Approx 6,582 sq ft (611.50 sq m)
- Double gates opening at 10 m wide
- 8 allocated parking spaces
- On-site security

Location:

Hitchcocks Business Park is located 1.5 miles from Junction 27 of the M5. A thriving community and nearby rail and air links make it an ideal base for your business.

Unit location via what3words.com///chief.dummy.blunt

Description:

A mid-terrace open storage yard comprising the following:

- * Concrete surface
- * Steel palisade fencing
- * Double gates opening at 10m wide
- * 8 allocated parking spaces
- * Approx 611.5 sq m (6,582 sq ft) gross internal area

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis and provided by client.

	sq m	sq ft
Total	611.50	6,582

Service charge:

A service charge based on 5% of the annual rent will be payable to cover repairs, maintenance and site security for the common parts of the business park.

Services:

We understand that mains 3-phase electricity, water, private drainage and telecoms 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 E1(g), B2 & B8 use

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £18,000, therefore making the approximate Rates Payable £7,776 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with Mid-Devon council.

[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 for a term of years to be agreed.

Legal fees:

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

VAT:

The property has been elected for VAT and therefore VAT will be charged 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.

Virtual Tour:

Take a virtual tour by scanning the code below:



CONTACT THE AGENT

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