



To Let

£23,016 pax

Unit 2, 3 And 7 Meadow Place, Hitchcocks Business Park, Uffculme, Cullompton, Devon, EX15 3FZ

15,344 Sq Ft
(1,425.50 Sq M)

Summary

- Well established business park
- Closely located to transport links
- Well managed business park with onsite security
- Rolled stone surface
- Steel palisade fencing
- Single gate opening at 5m wide
- Immediately available

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.

Description:

An end-terrace open storage yard comprising the following:

- Rolled stone surface
- Steel palisade fencing
- Single gate opening at 5m wide
- 1,425.50 sq m (15,344 sq ft) gross internal area

Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	1,425.50	15,344

Service charge:

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

Services:

We understand that 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 £29,000, therefore making the approximate Rates Payable £12,528 per annum for 2026/27.

[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 bear their own legal costs associated with the letting.

VAT:

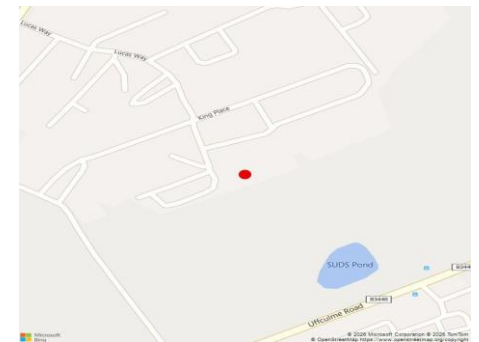
VAT will be payable on the rent and service charge.

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

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Charles Harris

Tel: **07809 199583**

Email: charris@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP