



**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol

**To Let**

**£17,500 pax**

Unit 6 Lucas Way, Hitchcocks Business Park, Uffculme, Cullompton,  
Devon, EX15 3FA

11,615 Sq Ft  
(1,079.07 Sq M)

## Summary

- Well established business park
- Closely located to transport links
- Well managed business park with onsite security
- Double gates opening at 10m wide
- Steel palisade fencing
- Rolled stone surface
- 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:

A mid-terrace open storage yard comprising the following:

- Rolled stone surface
- Steel palisade fencing
- Double gates opening at 10m wide
- 1,079 sq m (11,615 sq ft) gross internal area

### Accommodation:

All measurements have been provided by the Landlord.

	sq m	sq ft
<b>Total</b>	1,079.07	11,615

### 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 mains 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](http://www.voa.gov.uk)) we understand that the current Rateable Value is £17,000, therefore making the approximate Rates Payable £7,344 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 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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