

Annual rent from £1.50 per sq ft

**To Let** 

Unit 6, Anthony Way, Hitchcocks Business Park, Uffculme, Cullompton, Devon EX15 3FA Approx. 40,794 - 81,588 Sq Ft (3,789.8 - 7,579.5 Sq M)

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
GIA	3,788 – 7,577	40,794 - 81,588
Total	7,577	81,588

#### Service charge:

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

#### Services:

We understand that mains 3 phase electricity, water , telecoms and private drainage 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 - open storage yard

## **Planning:**

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

## **Business rates:**

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

Flexible Terms 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.





## CONTACT THE AGENT

## Zach Maiden

Tel: 07770 442592 Email: zmaiden@vickeryholman.com

## Sue Trott

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#### Exeter Office

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



\* Double gates opening at 10m wide

**Summary** 

7,577 sq m)

security on-site

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Location:

business.

following:

**Description:** 

\* Steel palisade fencing

\* Rolled stone surface

Approx. 40,794 - 81,588 sq ft (3,788 -

• Available as a whole or could be split

Well established business park

Closely located to transport links

Well managed business park with

• Would suite a number of uses

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

An end-terrace open storage yard comprising the

(subject to planning)

• Steel palisade fencing

Flexible terms available

ckery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to ww.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for guidance of interded purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given thout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the nployment of Vickery Holman has any authority to make or give any representation of waranty in relation to this property.



