

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

**Annual rent from
£1.50 per sq ft**

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)

Summary

- Approx. 40,794 - 81,588 sq ft (3,788 - 7,577 sq m)
- Available as a whole or could be split
- Flexible terms available
- Well established business park
- Closely located to transport links
- Well managed business park with security on-site
- Would suite a number of uses (subject to planning)
- Steel palisade fencing

Location:

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 business.

Description:

An end-terrace open storage yard comprising the following:

- * Steel palisade fencing
- * Double gates opening at 10m wide
- * Rolled stone surface

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.

[Contact](#) 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

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