



To Let

£4,640 pax
£2 per sq ft

Unit 5 Forge Road, Hitchcocks Business Park,
Willand, Cullompton, Devon EX15 3FA

2,320 Sq Ft
(215.50 Sq M)

Summary

- Steel Palisade fencing
- Single gate opening at 6m wide
- Rolled stone surface
- 2,320 sq ft (216 sq m) gross internal area
- On site security & CCTV

Location:

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 businesses.

Description:

An end-terrace open storage yard comprising the following:

- Steel palisade fencing
- Single gate opening at 6m wide
- Rolled stone surface
- 216 sq m (2,320 sq ft) gross internal area

Accommodation:

Measurements provided by the Landlord

	sq m	sq ft
Total	215.50	2,320

Service charge:

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

Services:

Mains single phase electricity, water, private drainage & fibre connections are available on-site.

EPC / MEES:

Not applicable.

Planning:

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

Business rates:

The Valuation Office website lists the Rateable Value as £5,400.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The unit 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 involved in 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

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Exeter Office

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