

# To Let

## Open storage yard to let on established business park

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

### Unit 1

Forge Road, Hitchcocks Business Park,  
Cullompton, Uffculme, EX15 3FN

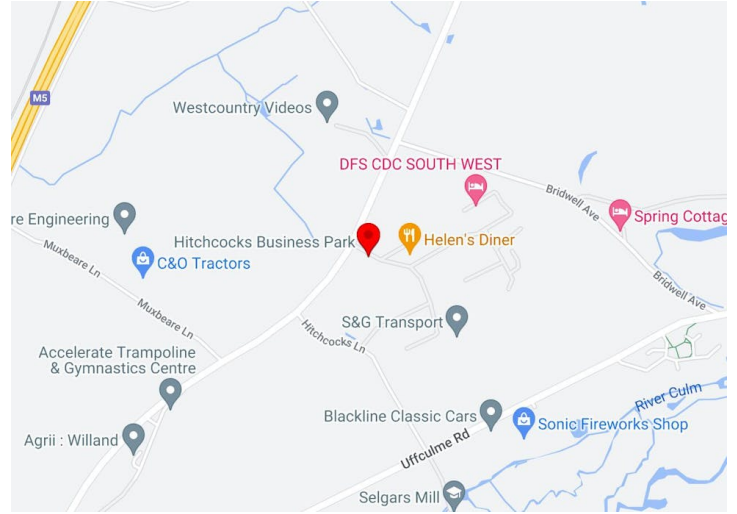
**30,387 sq ft**

2,823.04 sq m

Reference: #198303

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## Summary

Available Size	30,387 sq ft / 2,823.04 sq m
Rent	Rent on Application
Rateable Value	£12,750
Service Charge	A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.
EPC	EPC exempt - No building present

## Description

End terrace open storage yard. Mains three phase electricity, water, telecoms and private drainage are available on site.

## Location

Hitchcocks Business Park is situated approximately halfway between Junctions 27 & 28 of the M5. The property is located approximately 25 minutes north of Exeter, 25 minutes south of Taunton and 70 minutes south of Bristol. Willand also benefits from good access to the North Devon Link Road (A361) and the A303.

Established occupiers on the estate include Gregorys Transport, Trucksmith and Mid Devon District Council and the property is adjacent to a unit occupied by Low Carbon Exchange.

## Terms

The unit is available by way of a new full repairing and insuring lease for a term of years to be agreed to incorporate a mutual break clause.

## Rateable Value

Rates have yet to be assessed. Further details are available on request.

## EPC

Energy Performance Certificates will be prepared on completion of the units.

## Planning

Planning consent has been granted by Mid Devon District Council B1,B2 & B8 use under planning consent 19/00928/MFUL.

## Legal Costs

Each party to bear their own legal costs involved in the letting.

## Security

The units are safe and secure –on-site security is provided day and night, as well as CCTV across the park.

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