



To Let

£53,177 pax

Open Storage Yard Unit 1, Hitchcocks Business Park, Forge Road, Uffculme, Cullompton, Devon EX15 3FA

30,387 Sq Ft
(2,823 Sq M)

Summary

- End-terrace secure open storage yard
- Approx. 2,823 sq m (30,387 sq ft)
- Located close to transport links
- Onsite security
- Would suit a number of alternative uses subject to planning
- Well established Business Park

Location:

Langlands Business Park is located just off the M5 at junction 27.

Description:

A end-terrace secure open storage yard comprising the following:

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

Accommodation:

All measurements have been provided by the Landlord.

Approx	sq m	sq ft
Total	2,823	30,387

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 three phase electricity, water, telecoms and private drainage are connected.

EPC / MEES:

Not Applicable.

Planning:

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

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £12,750 therefore making the approximate Rates Payable £6,362.25 per annum for 2023/24.

[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 to incorporate a mutual break clause.

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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