

# HITCHCOCKS BUSINESS PARK

TO LET



**Unit 5, Lucas Way  
Industrial Unit 3,005 sq m (32,350 sq ft)**

Hitchcocks Business Park, Uffculme, Cullompton, EX15 3FA

## DESCRIPTION

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.

## ACCOMODATION

A detached industrial unit comprising the following:

- Eaves height 10.0m (8.8m underside of haunch)
- Steel portal frame with profiled steel composite clad roof & elevations
- 2 x sectional floor loading doors
- 2 x dock level loading doors
- External secure concrete surfaced yard
- 3,005 sq m (32,350 sq ft) gross internal area

## SERVICES

Mains three phase electricity, water, telecoms, broadband fibre and private drainage are available on-site.

## SERVICE CHARGE

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

## EPC

Energy Performance Asset Rating "D."

## TERMS

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

## RENT

Price on application

## RATEABLE VALUE

The Valuation Office website lists the Rateable Value as £234,000.

## PLANNING

The property has the benefit of planning consent for B8 use.

## LEGAL COSTS

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

## VAT

VAT will be payable on the rent and service charge.

## SECURITY

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

## THE PARK

As a family-owned business, we are always on site and work continuously to ensure that our park is a great place to work. We have developed a programme of planting throughout the site and are always planning improvements where we can.

Our accommodation, which ranges from 140 sq m to 5,575 sq m (1,500 sq ft to 60,000 sq ft) offers functional units that will grow and develop with you as your business changes and progresses. We work closely with all of our tenants to create the type of modern, functional units they need for their businesses.

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract.

For further information, and to arrange a viewing, contact us today:

## HITCHCOCKS BUSINESS PARK

Willand, Devon, Junction 27, EX15 3FA

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