

To Let

£23,424 pax

Unit Y2, Langlands Business Park, Uffculme, Cullompton,
Devon EX15 3DA

Approx. 3,579 Sq Ft
(332.50 Sq M)

Summary

- Substantial industrial warehouse premises
- Warehouse approx 2,928 sq ft (272 sq m) plus mezzanine floor approx 651 sq ft (60.50 sq m)
- High eaves height of approx 5.00 m
- Modern industrial unit
- Well established business park
- Parking on site
- Located close to transport links
- Immediately available

Location:

Langlands business park is located just off the M5 at junction 27. A thriving community and nearby rail and air links make Langlands an ideal base for your business.

Description:

A mid terrace industrial unit comprising the following:

- * Steel portal frame with composite clad roof & elevations
- * 5.5m eaves height
- * Roller shutter access door 4.8m wide x 5.0m high
- * Separate male & female/DDA compliant w.c.'s and office
- * External yard & allocated parking

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft
Gross internal area	272	2,928
Mezzanine	60.50	651
Total	332.50	3,579

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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

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 £17,250. Therefore making the approximate Rates Payable £8,607.75 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.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

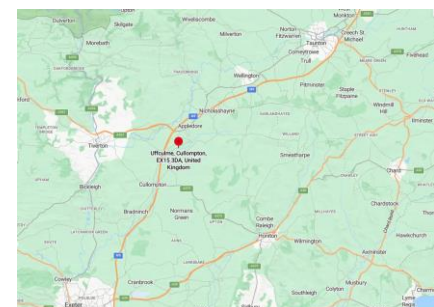
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

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

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Exeter Office

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