

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.

<u>Contact</u> 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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tery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Hease refer to wheasingbusinesspremises could for further information. Vickery Holman for themselves and for the Venderos or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as ageneral outline only for guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given nout responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the logivent of Vickery Holman has any authority to make or give any representation or warranty in relation to this property.

