

**Vickery Holman**  
Property Consultants



Cornwall | Devon | Somerset | Bristol



**To Let**

**£9,967 pax**

Unit R2, Langlands Business Park, Uffculme, Cullompton, Devon EX15 3DA

1,329 Sq Ft  
(123.5 Sq M)

# Summary

- Mid Terrace industrial unit
- Roller shutter loading door
- Rolled stone surfaced external yard area
- 123.5 sq m (1,329 sq ft) unit gross internal floor area
- CCTV operating across the estate
- 24 hour on-site security provided

## 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:  
Block wall & timber clad elevations under a profiled steel roof

- Eaves height 2.6m rising to 3.5m
- Roller shutter loading door
- Rolled stone surfaced external yard area
- 123.5 sq m (1,329 sq ft) unit gross internal floor area

## Accommodation:

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

Approx	sq m	sq ft
<b>Total</b>	123.5	1,329

## Service charge:

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

## Services:

We understand that mains electricity, water 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 and B8 use.

## Business rates:

From the Valuation Office Agency website ([www.voa.gov.uk](http://www.voa.gov.uk)) we understand that the current Rateable Value is £6,700. Therefore making the approximate Rates Payable £3,3343.30 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:

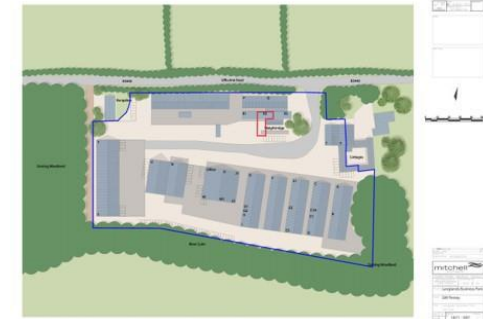
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

## 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

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