



**To Let**

**£5,223 pax**

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

752 Sq Ft  
(69.91 Sq M)



## Summary

- Approx 752 sq ft (69.91 sq m)
- Well established business park
- Located close to transport links
- Security located onsite
- Would suit a number of alternative uses subject to planning
- 2 Allocated parking spaces onsite
- Available immediately
- Situation just of the M5

### 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 a variety of businesses.

### Description:

A mid-terrace industrial unit comprising block wall elevations under a profiled steel roof with an eaves height of approx 2.38m. The unit has a loading door, concrete surfaced external loading area and 2 allocated parking spaces.

### Accommodation:

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

Approx	sq m	sq ft
Total	69.91	752

### 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 electricity, water and 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:

D (96)

### Planning

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

### Business rates:

To be re-assessed.

### Terms:

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

### Legal fees:

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

### VAT:

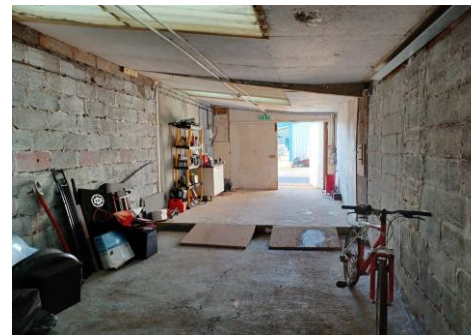
The property has been elected for VAT and therefore VAT will be charged on the rent & service charge.

### 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](mailto:zmaiden@vickeryholman.com)

### Sue Trott

Tel: 07515 993323

Email: [strott@vickeryholman.com](mailto:strott@vickeryholman.com)

### Exeter Office

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