

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£35,235 pax
£7.50 per sq ft

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

4,698 Sq Ft
(436.50 Sq M)

Summary

- Semi detached industrial unit
- Steel portal frame with double skin profiled steel clad roof & block wall elevations
- Eaves height to under side of haunch of 2.5m
- 1 roller shutter loading door
- Internal warehouse, offices, welfare & production area
- Concrete surfaced external yard & parking area
- 436.5 sqm (4,698 sq ft) unit gross internal floor area
- On site security
- CCTV across the park

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 semi-detached industrial unit comprising the following:

- Steel portal frame with double skin profiled steel clad roof & block wall elevations
- Eaves height to underside of haunch of 2.5m
- 1 roller shutter loading door
- Internal warehouse, offices, welfare & production areas
- Concrete surfaced external yard & parking area
- 436.5 sq m (4,698 sq ft) unit gross internal floor area

Accommodation:

All measurements have been provided by the Landlord.

	sq m	sq ft
Total	436.50	4,698

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 3 phase electricity, water, telecoms and private drainage are connected.

EPC / MEES:

EPC - D

Planning:

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

Business rates:

The Valuation Office website lists the Rateable Value as £29,250 therefore making the approximate Rates Payable £14,595.75 per annum for 2023/24.

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

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

VAT:

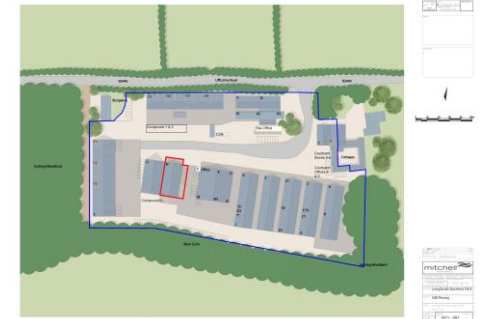
VAT will be payable on the rent and service charge.

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 agents.



CONTACT THE AGENT

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Exeter Office

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