



**To Let**

£4,800 per annum

Unit R3 Langlands Business Park, Uffculme,  
Devon, EX15 3DA

640 Sq Ft  
(59.5 Sq M)

# Summary

- Located just off the M5 at jct 27
- Eaves height 2.6m rising to 3.5m
- Planning consent for B1 (now E1), B2 & B8 use
- Approx 59.5 sq m (640 sq ft) unit gross internal floor area
- Rolled stone & concrete surfaced external yard area
- On-site security is provided day and night
- 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:

An end-terrace industrial unit comprising the following:  
Block wall elevations under a profiled steel roof  
Eaves height 2.6m rising to 3.5m  
Sliding steel loading door  
Rolled stone & concrete surfaced external yard area  
Approx 59.5 sq m (640 sq ft) unit gross internal floor area.

## Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
<b>Total</b>	59.5	640

## 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](http://www.voa.gov.uk)) we understand that the current Rateable Value is £3,250, therefore making the approximate Rates Payable £1621.75 per annum for 2024/25.

[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 costs involved in the letting.

## VAT:

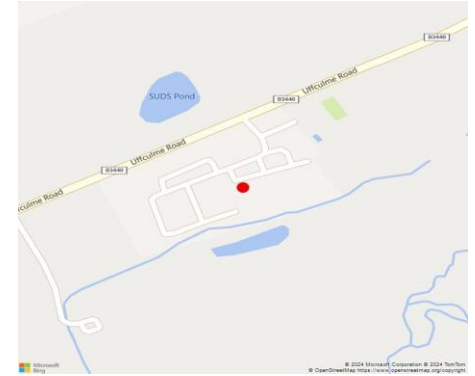
VAT will be payable on the rent and service charge.

## 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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