



**To Let**

£41,500 pax

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

5,950 Sq Ft  
(552.8 Sq M)

# Summary

- Approx 5,950 sq ft (552.78 sq m)
- Well established business park
- Located close to transport links
- High eaves height of apprx. 5.8 m
- Modern industrial premises
- Rare opportunity to take space at Langlands Business Park
- Parking onsite

## 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 semi-detached industrial unit comprising the following:

- \* Steel portal frame with composite clad roof & elevations
- \* Eaves height to underside of haunch of 5.8m
- \* 2 roller shutter loading doors
- \* Internal male & female/disabled w.c.'s
- \* Concrete surfaced external yard

## Accommodation:

Measurements provided by Landlord.

	sq m	sq ft
<b>Total</b>	552.8	5,950

## 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 however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

C (56)

## 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 £32,750, therefore making the approximate Rates Payable £16,342 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 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

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