



**To Let**

£ 6,500 pax

Unit G2 Langlands Business Park, Uffculme,  
Cullompton, Devon EX15 3DA

770 Sq Ft  
(71.60 Sq M)

# Summary

- Approx. 71.6 sq m (770 sq ft) unit gross internal floor area
- Well established business Park
- Located close to transport links
- Onsite security
- Would suit a number of alternative uses subject to planning
- 2 allocated parking spaces
- Situated just off 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 your business.

## Description:

A mid-terrace industrial unit comprising the following:

- Block wall elevations under a profiled steel roof
- Eaves height 2.6m
- Steel loading door
- Concrete surfaced external loading area
- 2 allocated parking spaces

## Accommodation:

| Approx       | sq m  | sq ft |
|--------------|-------|-------|
| <b>Total</b> | 71.60 | 770   |

## 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 single phase electricity, water, telecoms and private drainage are connected.

## EPC / MEES:

D (84)

## Planning:

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

## Business rates:

The Valuation Office Agency website lists the Rateable Value as £4,300

## 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:

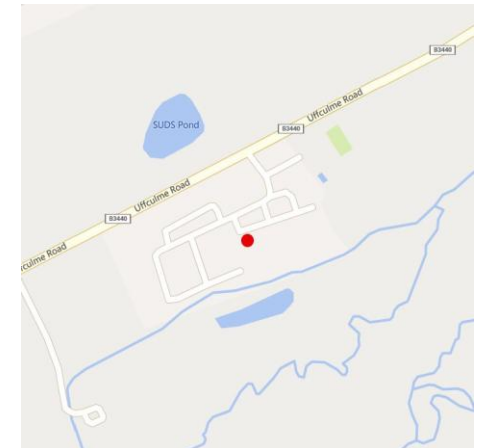
VAT will be charged on the rent and service charge.

## 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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