



To Let

£13,105 pax

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

1,542 Sq Ft
(143.3 Sq M)

Summary

- Well established business park
- Located close to transport links
- High eaves height of approx. 2.6 m
- Modern industrial premises
- Rare opportunity to take space at Langlands Business Park
- Parking onsite
- Onsite security

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
- Electric roller shutter door
- Office
- Single w.c. & separate store
- Production/storage area
- Concrete surfaced external loading area
- 2 allocated parking spaces
- 143.2 sq m (1,542 sq ft) unit gross internal floor area

Accommodation:

Measurements provided by the Landlord

	sq m	sq ft
Total	143.3	1,542

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:

E (113)

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) we understand that the current Rateable Value is £8,300, therefore making the approximate Rates Payable £4,141.70 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:

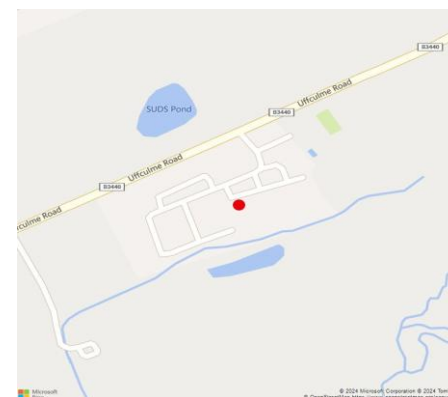
The property has been elected for VAT and therefore VAT will be charged on the rent & service charge.

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

Sue Trott

Tel: **07515 993323**

Email: strott@vickeryholman.com

Charles Harris

Tel: **07809 199583**

Email: charris@vickeryholman.com

Exeter Office

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