

CELLARSERVE
(LDD Cellar Gas Ltd)
07572 530149 www.cellarserve.co.uk

G2

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:

Measurements provided by the Landlord

Approx	sq m	sq ft
Total	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:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £4,300, therefore making the approximate Rates Payable £2,145.70 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:

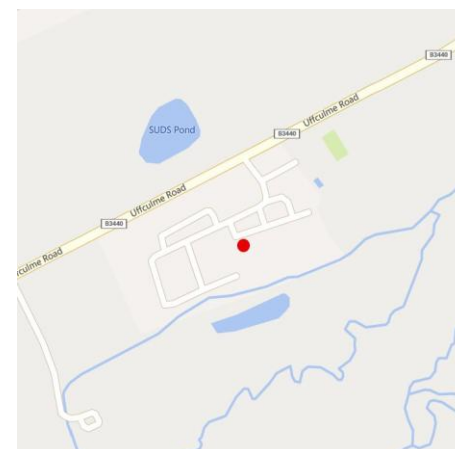
VAT will be charged on the rent and service charge.

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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