



To Let

£6,725 pax

Unit C1A, Langlands Business Park, Uffculme,
Cullompton, Devon, EX15 3DA

791 Sq Ft
(73.5 Sq M)

Summary

- Approx 791 sq ft (73.50 sq m) unit
- Well established Business Park
- Offers trade counter / workshop and office accommodation
- Located close to transport links
- Onsite security
- 2 allocated parking spaces
- Situated just off 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 unit comprising the following:

- * Block wall elevations under a profiled steel roof
- * Eaves height 2.3m
- * Trade counter / workshop area
- * Office
- * Single w.c. & Kitchen
- * Store
- * Concrete surfaced external loading area
- * 2 allocated parking spaces
- * 73.5 sq m (791 sq ft) unit gross internal floor area

Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	73.5	791

Service charge:

A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.

Services:

We understand that mains 3 phase electricity, water, telecoms and private drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

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Planning:

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

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £6,300, therefore making the approximate Rates Payable £3,143.70 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:

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:

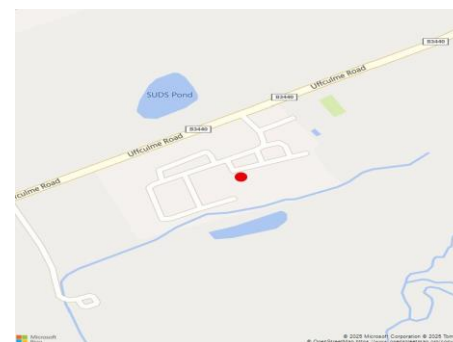
VAT will be payable on the rent and service charge.

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

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