



To Let

£21,600 pax

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

3,993 Sq Ft
(370.9 Sq M)

Summary

- Approx 3,993 sq ft 365.40 sq m) unit
- Well established Business Park
- Production / storage accommodation plus yard area
- Roller shutter door
- Onsite security
- Located close to transport links
- 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:

An end-terrace industrial unit comprising the following:

- * Block wall elevations under a profiled steel roof
- * Eaves height 2.6m
- * Electric roller shutter door
- * Male & Female/DDA compliant w.c.'s
- * Production/storage area
- * Rolled stone external yard
- * 365.4 sq m (3,993 sq ft) unit gross internal floor area

Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	364.40	3,993

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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

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 £11,223 therefore making the approximate Rates Payable £5,600.27 per annum for 2024/25.

The unit currently forms part of a larger assessment and will require revaluation.

[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:

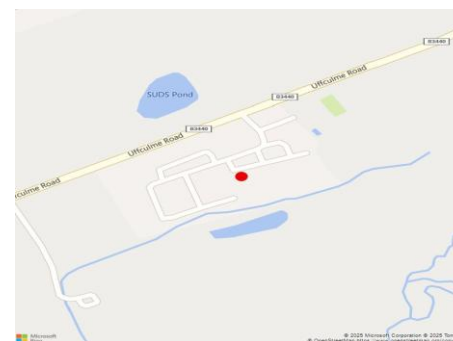
VAT will be payable on the rent and service charge.

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

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