



To Let

£41,500 pax

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

5,950 Sq Ft
(552.8 Sq M)

Summary

- Warehouse / industrial unit circa 5,950 sq ft (552.80 sq m)
- Well established Business Park
- Roller shutter doors
- External concrete yard area
- On site 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:

A semi-detached industrial unit comprising the following:

- * Steel portal frame with composite clad roof & elevations
- * Eaves height to underside of haunch of 5.8m
- * 2 roller shutter loading doors
- * Internal male & female/disabled w.c.'s
- * Concrete surfaced external yard

Accommodation:

All areas are approximate and provided by the Landlord

	sq m	sq ft
Total	552.8	5,950

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 three 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 E1), B2 & B8 use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £32,750, therefore making the approximate Rates Payable £16,342.25 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:

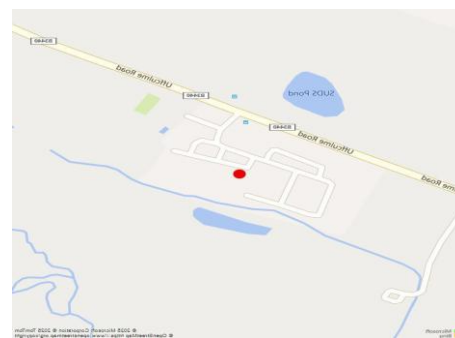
VAT will be payable on the rent and service charge.

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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