



**To Let**

**£2,310 pax**

Compound 2 Langlands Business Park, Uffculme, Cullompton, Devon, EX15 3DA

770 Sq Ft  
(71.5 Sq M)

# Summary

- Excellent location with M5 and rail connectivity
- Secure yard
- On-site security and CCTV provided
- Planning consent for B8 use secured
- Steel fencing

## 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 secure open storage yard comprising the following:

- Steel palisade fencing
- 1 no. pair of gates opening at 4m wide

## Accommodation:

Measurements provided by the Landlord:

	sq m	sq ft
<b>Total</b>	71.5	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:

No services connected.

## EPC / MEES:

Not applicable

## Planning:

The property has the benefit of planning consent for B8 use.

## Business rates:

The property forms part of a larger hereditament and will require reassessment.

## Terms:

The property is available by way of a new effective full repairing and insuring lease. Terms to be agreed.

## Legal fees:

Each party to bear their own legal costs involved in the letting.

## VAT:

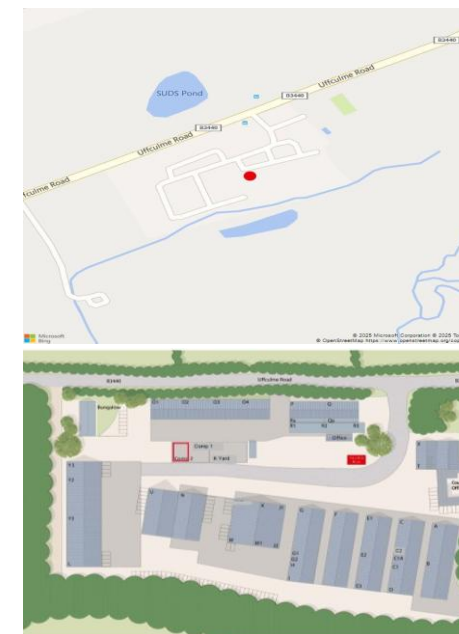
VAT will be payable on the rent and service charge.

## 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