



To Let

£4,853 pax

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

2,426 Sq Ft
(225.4 Sq M)

Summary

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

Accommodation:

Measurements provided by the landlord:

	sq m	sq ft
Total	225.4	2,426

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:

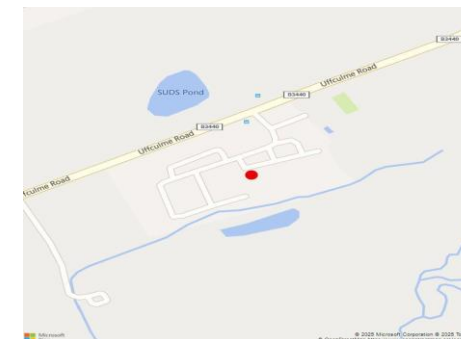
VAT will be payable on the rent and service charge.

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

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