



To Let

£17,608 pax

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

2,201 Sq Ft
(204.5 Sq M)

Summary

- Substantial industrial warehouse premises
- High eaves height - min approx 4.00 m rising to approx 6.3 m
- Roller shutter access door
- Unfenced external yard
- Allocated parking
- Well established business park
- Located close to transport links

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 which will be refurbished to comprise the following:

- Steel portal frame with double skin profiled steel clad roof & elevations
- 4.0m eaves height rising to 6.3m
- Roller shutter access door 4.0m wide x 3.6m high
- Unfenced external yard & allocated parking
- 204.5 sq m (2,201 sq ft) gross internal area

Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	204.50	2,201

Service charge:

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

Services:

Mains 3 phase electricity, water, telecoms and private drainage are connected; however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

An Energy Performance Certificate will be prepared on completion of the unit.

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 £13,250, therefore making the approximate Rates Payable £6,611.75 per annum for 2025/26.

[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:

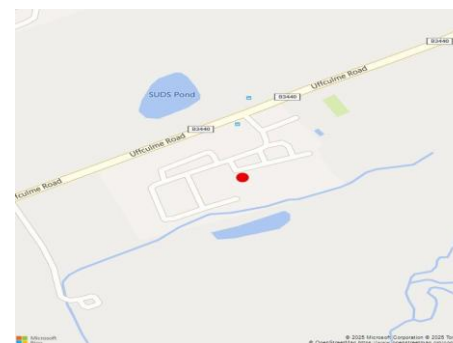
VAT will be payable on the rent and service charge.

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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