

Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol

To Let

£8,386 pax

Unit J2, Langlands Business Park, Uffculme, Cullompton, Devon, EX15 3DA

987 Sq Ft
(91.70 Sq M)



Summary

- Well established business park
- Closely located to transport links
- Industrial unit circa 987 sq ft (91.70 sq m) including mezzanine area
- Roller Shutter loading door
- Internal office area & WC
- Concrete surfaced external loading area
- 2 allocated parking spaces
- On-site security

Location:

Langlands Business Park is located 2 miles from Junction 27 of the M5. A thriving community and nearby rail and air links make it an ideal base for your business.

Unit location via [what3words.com](http://www.what3words.com)
[///simple.domestic.dignitary](http://simple.domestic.dignitary)

Description:

An end-terrace industrial unit comprising the following:

- * Eaves height 3.8m
- * Roller shutter loading door
- * Internal Office & W.C.
- * Concrete surfaced external loading area
- * 2 allocated parking spaces
- * Approx 91.7 sq m (987 sq ft) gross internal area incl. 20.3 sq m (219 sq ft) mezzanine floor

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis provided by the client.

| | sq m | sq ft |
|--------------|-------|-------|
| Total | 91.70 | 987 |

Service charge:

A service charge based on 5% of the annual rent will be payable to cover repairs, maintenance and site security for the common parts of the business park.

Services:

We understand that mains single phase electricity, water, drainage and telecoms are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

E (105)

Planning:

The property has the benefit of planning consent for E1(g), B2 & B8 use.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £6,700, therefore making the approximate Rates Payable £2,894.40 per annum for 2026/27.

Interested parties are advised to confirm the rating liability with Mid-Devon council.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

The property 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:

The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

Code for leasing business premises:

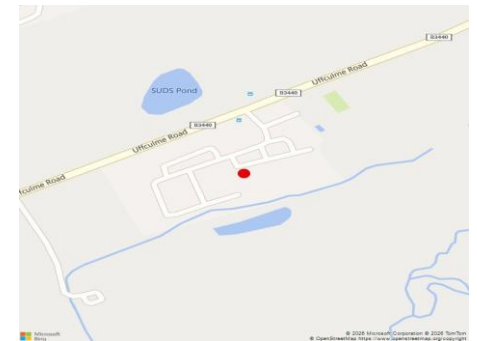
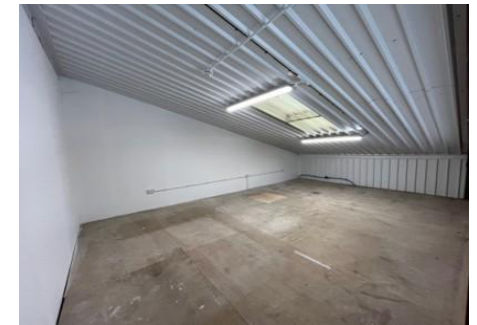
Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

Virtual Tour:

Take a virtual tour by scanning the code below:



CONTACT THE AGENT

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