



To Let

£15,335 pax

Unit O2 Langlands Business Park, Uffculme, Cullompton, Devon, EX15 3DA

2,045 Sq Ft
(189.99 Sq M)

Summary

- Well established business park
- Closely located to transport links
- Industrial unit circa 2,045 sq ft (189.99 sq m)
- Roller shutter loading door
- Concrete surfaced external loading area
- Canopy over loading area
- 2.8m eaves height
- Immediately available

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.

Description:

A mid-terrace industrial unit comprising the following:

- Eaves height 2.8m
- Roller shutter loading door
- Internal W.C.
- Concrete surfaced external loading area
- Canopy over loading area
- 190.00 sq m (2,045 sq ft) gross internal area

Accommodation:

Measurements provided by the Landlord.

	sq m	sq ft
Total	189.99	2,045

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 three phase electricity, water, telecoms, and 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:

E (119)

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 £13,000, therefore making the approximate Rates Payable £5,616 per annum for 2026/27.

[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:

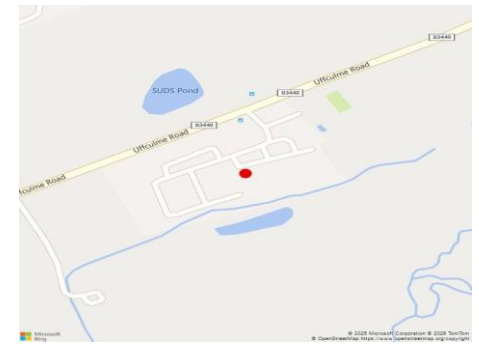
VAT will be payable on the rent and service charge.

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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