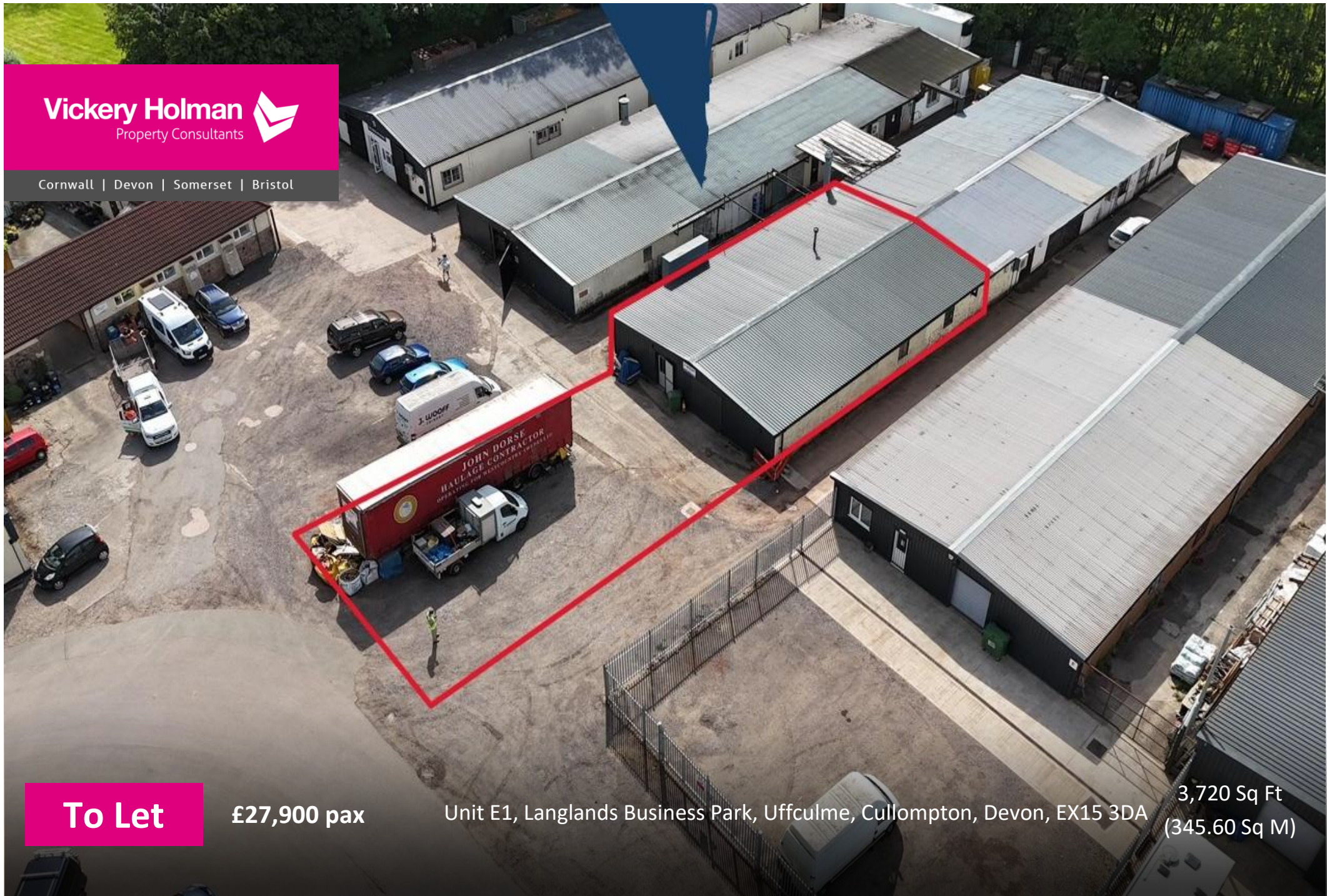


Vickery Holman
Property Consultants



Cornwall | Devon | Somerset | Bristol



To Let

£27,900 pax

Unit E1, Langlands Business Park, Uffculme, Cullompton, Devon, EX15 3DA

3,720 Sq Ft
(345.60 Sq M)

Summary

- Well Established Business Park
- 2 Floor level loading doors
- On site CCTV and Security
- Rolled stone parking area
- Concrete surfaced external loading area
- Internal Office & W.C.'s
- 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:

An end-terrace industrial unit comprising the following:

- Eaves height 2.3m
- 2 Floor level loading doors
- Internal Office & W.C.'s
- Concrete surfaced external loading area
- Rolled stone parking area
- 345.6 sq m (3,720 sq ft) gross internal area

Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	345.6	3,720

Service charge:

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

Services:

We understand that mains electricity, water 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:

D (77)

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 £18,500, therefore making the approximate Rates Payable £7,992 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:

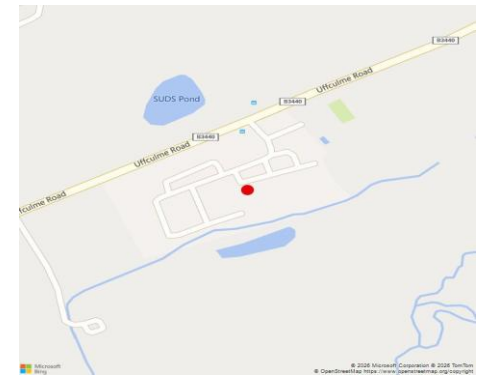
VAT will be payable on the rent and service charge.

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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