

To Let

£16,638 pax

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

2,217 Sq Ft
(205.87 Sq M)



Summary

- Well established business park
- Located close to transport links
- Security located onsite
- Would suit a number of alternative uses subject to planning
- Available immediately
- Approx 2,217 sq ft (205.87 sqm)
- Situated just off the M5

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.

As a family-owned business we are always on site and work continuously to ensure Langlands Business Park is a great place to work.

Description:

An end-terrace industrial unit comprising the following:

Eaves height 2.4m
Roller shutter loading door
Internal Office & W.C.
Concrete surfaced external loading area
4 allocated parking spaces
205.87 sq m (2,217 sq ft) gross internal area

Accommodation:

Measurements provided by the landlord.

	sq m	sq ft
Total	205.87	2,217

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, 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:

D (98)

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 £11,750, therefore making the approximate Rates Payable £5,076 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:

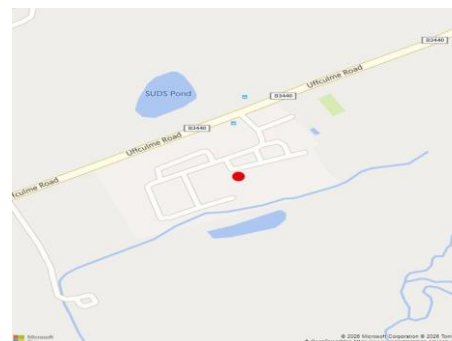
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

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.



CONTACT THE AGENT

Sue Trott

Tel: 07515 993323

Email: strott@vickeryholman.com

Charles Harris

Tel: 07809 199583

Email: charris@vickeryholman.com



Exeter Office

Balliol House, Southernhay Gardens,
Exeter, Devon, EX1 1NP