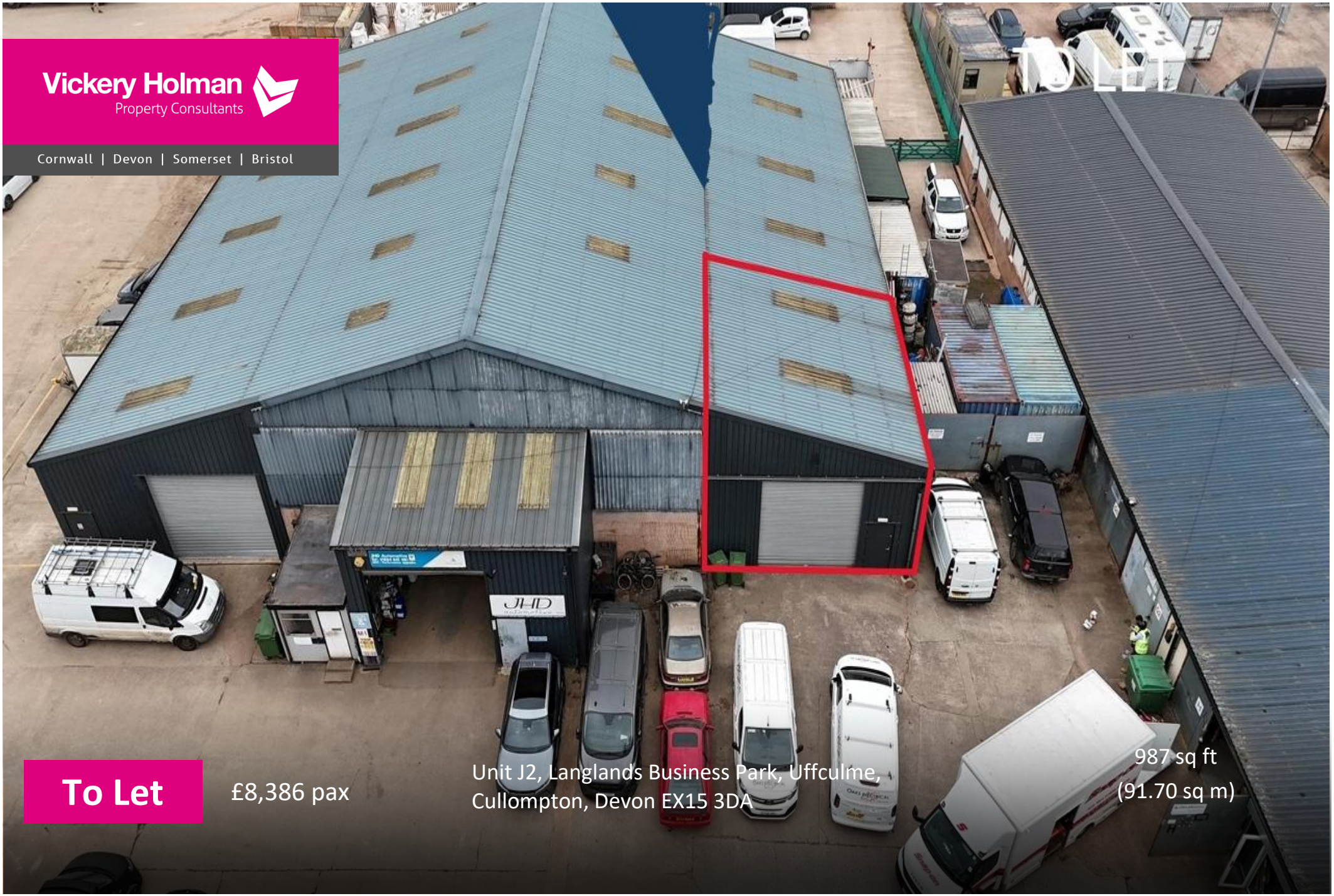


Vickery Holman
Property Consultants

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 ///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:

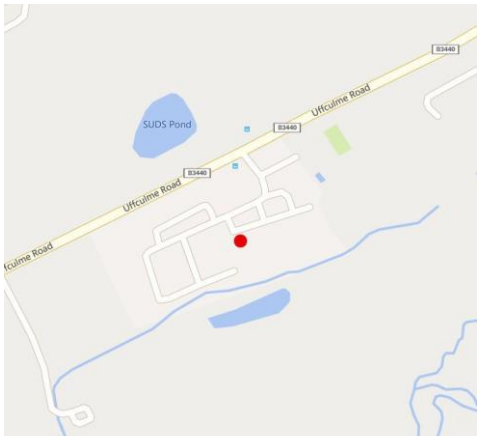
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

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.





CONTACT THE AGENT

Zach Maiden

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

Exeter Office

Balliol House, Southernhay Gardens,

Exeter, Devon, EX1 1NP

Vickery Holman Property Consultants

Vickery Holman supports the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information. Vickery Holman for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that: 1) The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer of contract; 2) All descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the accuracy of them; 3) No person in the employment of Vickery Holman has any authority to make or give any representation of warranty in relation to this property.

The Commercial Property Network

RICS Regulated by RICS