UNIT G2

Langlands Business Park, Uffculme, Cullompton EX15 3DA

TO LET



LANGLANDS
BUSINESS
PARK

Workshop /
Industrial Unit
71.6 sq m (770 sq ft)

TERMS
The property is available by way of a new full repairing and insuring lease for a term of years to be agreed

RENT
£6,500 per annum exclusive of all other outgoings (£8.44 per sq ft)

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

LEGAL COSTS
Each party to bear their own legal costs associated with the letting

VAT
VAT will be payable on the rent and service charge

DESCRIPTION
A mid-terrace industrial unit comprising the following:

- Eaves height 2.6m
- Steel loading door
- W.C. & kitchenette
- Concrete surfaced external loading area
- 2 allocated parking spaces
- 71.6 sq m (770 sq ft) gross internal area



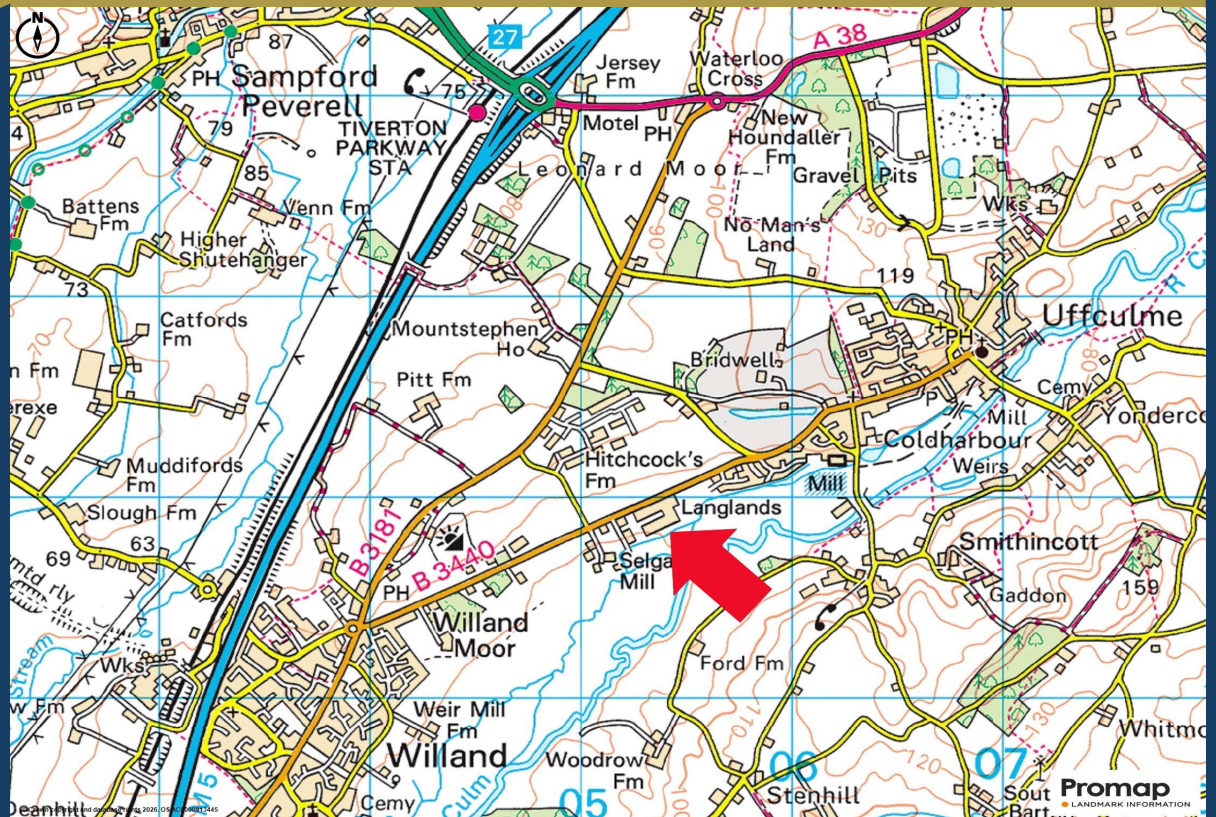
LOCATION

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

Unit location via what3words.com ///weaned.carriage.crisps

Take a virtual tour by scanning the code below:



SECURITY

On-site security is provided at night as well as CCTV to common parts of the business park

SERVICES

Mains single phase electricity, water, drainage & telecoms are connected

EPC

Energy Performance Asset Rating “D”

RATEABLE VALUE

The HMRC website lists the Rateable Value as £5,800

PLANNING

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

ANTI-MONEY LAUNDERING

Interested parties will be required to provide relevant information





For further information or to arrange a viewing contact us:

Tel: 01884 840136 or 07719 325133 Email: tim@hitchcocksbusinesspark.co.uk

LANGLANDS BUSINESS PARK

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. They may be subject to change without notice. Interested parties should satisfy themselves as to the accuracy of all information by inspection, professional advice and/or other appropriate means