

# Summary

- Approx 752 sq ft (69.90 sq m)
- Well established business park
- Located close to transport links
- Security located on site
- Would suit a number of alternative uses subject to planning
- 2 allocated parking spaces
- Available immediately

### Location:

Langlands business park is located just off the M5 at junction 27. A thriving community and nearby rail and air links make Langlands an ideal base for your business.

### **Description:**

- A mid-terrace industrial unit comprising the following:
- \* Block wall elevations under a profiled steel roof
- \* Eaves height 2.4m
- \* Double loading doors
- \* Concrete surfaced external loading area
- \* 2 allocated parking spaces

# Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition).

	sq m	sq ft	
Total	82.8	891	

### Service charge:

A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.

### Services:

We understand that mains electricity, water and private 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:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

### Planning:

The property has the benefit of planning consent for B1 (now E1), B2 & B8 use.

#### **Business rates:**

The property forms part of a larger hereditament and will require re-assessment.

<u>Contact</u> our team of business rates experts if you have a query about the rateable value of this property.

#### Terms:

The unit 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

# Zach Maiden

Tel: 07770 442592

Email: zmaiden@vickeryholman.com

**Q** Exeter Office

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



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