



**To Let**

**£6,237 pax**

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

Approx. 891 Sq Ft  
(82.80 Sq M)

# 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
<b>Total</b>	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.

[Contact](#) 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:

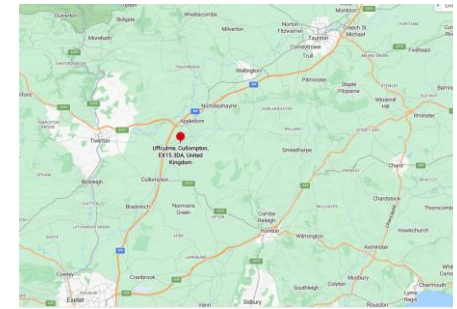
The property has been elected for VAT and therefore VAT will be charged on the rent and service charge.

## 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

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