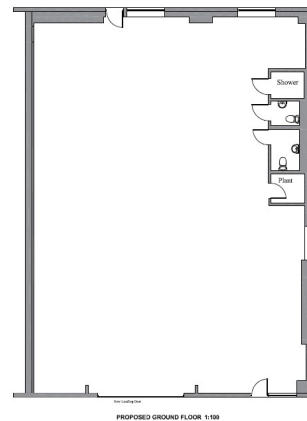
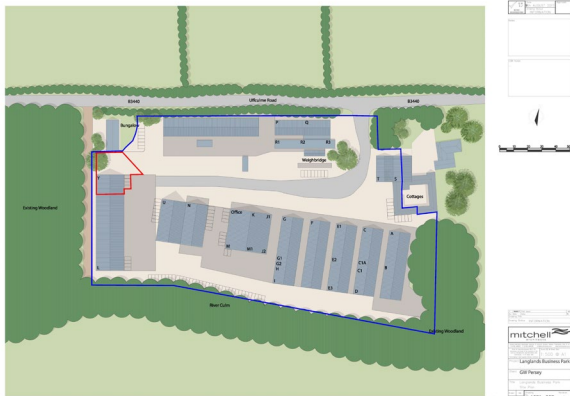


PROPOSED NORTH-EAST ELEVATION 1:100



Unit Y1
Industrial Unit 281.0 sq m (3,024 sq ft)

Langlands Business Park, Uffculme, Cullompton, EX15 3DA

DESCRIPTION

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.

ACCOMODATION

An end terrace industrial unit which is being refurbished to comprise the following:

- Steel portal frame with composite clad roof & elevations
- 5.5m eaves height
- Sectional shutter door & personnel door
- Male & female/DDA compliant w.c.'s
- External yard & parking
- Ground floor 281.0 sq m (3,024 sq ft) gross internal area
- Total 281.0 sq m (3,024 sq ft)

SERVICES

Mains 3 phase electricity, water, telecoms and private drainage are connected.

SERVICE CHARGE

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

EPC

Energy Performance Asset Rating "C."

TERMS

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

RENT

£24,195 per annum exclusive of all other outgoings (£8.00 per sq ft).

RATEABLE VALUE

The Valuation Office website lists the Rateable Value as £36,250 based on current specification as two floors of offices & storage. The unit will require reassessment on completion of works to reinstate as an industrial unit

PLANNING

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

LEGAL COSTS

Each party to bear their own legal costs involved in the letting.

VAT

VAT will be payable on the rent and service charge.

SECURITY

Our units are safe and secure –on-site security is provided day and night, as well as CCTV across the park.

THE PARK

As a family-owned business, we are always on site and work continuously to ensure that our park is a great place to work.

Our accommodation, which ranges from 33 sq m to 1,393 sq m (350 sq ft to 15,000 sq ft) offers functional units that will grow and develop with you as your business changes and progresses. We work closely with all of our tenants to create the type of modern, functional units they need for their businesses.

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.

For further information, and to arrange a viewing, contact us today:

LANGLANDS BUSINESS PARK

Uffculme, Devon, Junction 27, EX15 3DA

01884 840136 or 07719 325133 • tim@hitchcocksbusinesspark.co.uk