



# To Let

## End terrace industrial unit on Langlands Business Park

- Steel frame with composite clad roof and elevations
- Separate W.C's and rest areas to ground and first floors
- External yard and allocated parking

### Unit Y1

Langlands Business Park, Uffculme, Cullompton,  
EX15 3DA

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**3,024 sq ft**

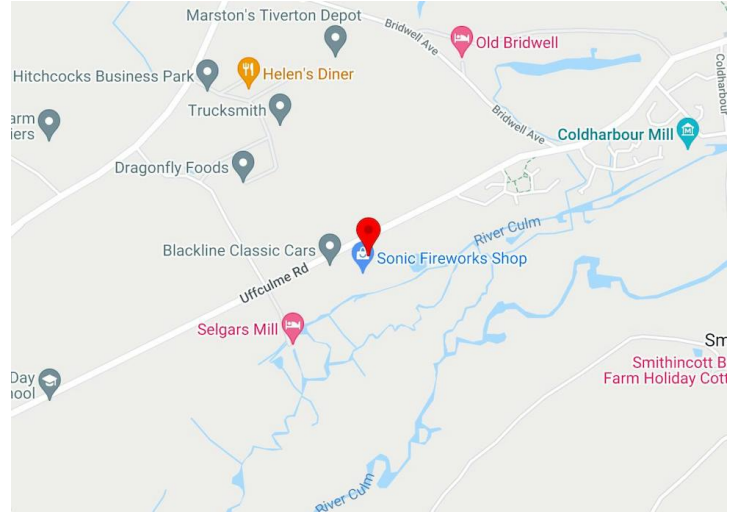
280.94 sq m

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Reference: #101377

# Unit Y1

Langlands Business Park, Uffculme, Cullompton, EX15 3DA



## Summary

Available Size	3,024 sq ft / 280.94 sq m
Rent	£24,195 per annum £8 psf
Rateable Value	£24,750
Service Charge	5% of annual rent payable to cover repairs and maintenance of common parts
Estate Charge	Upon Enquiry
EPC	C (71)

## Description

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

## Location

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

## Katie Purrington

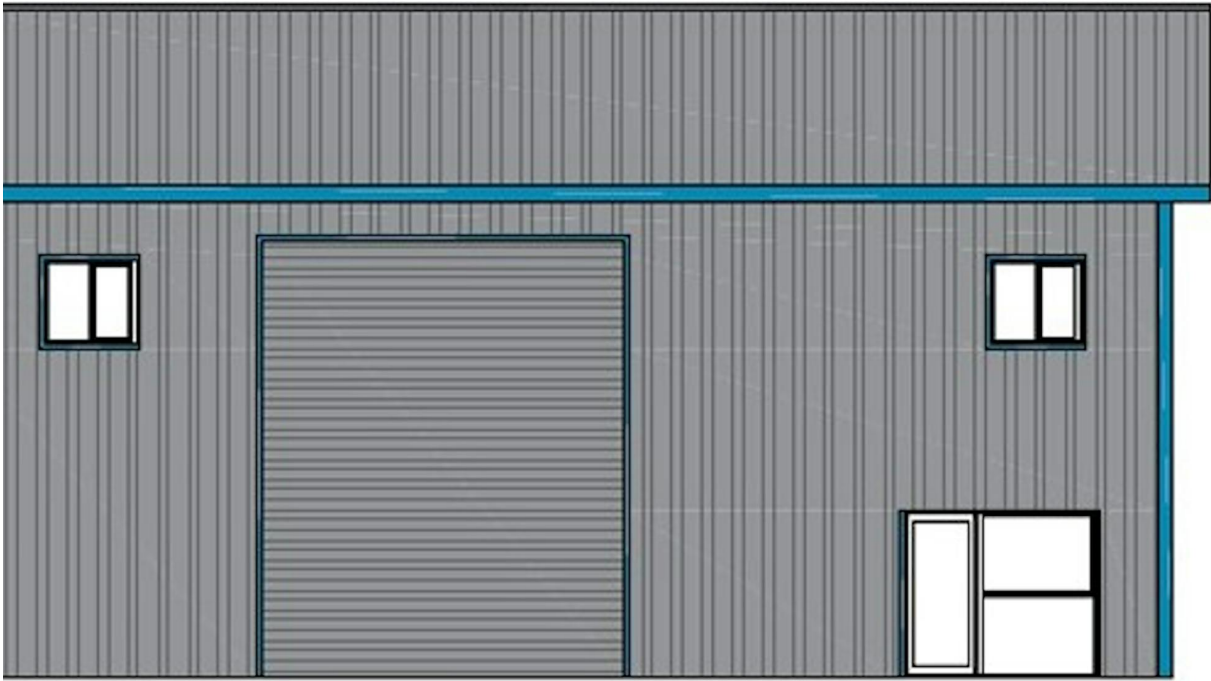
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PROPOSED NORTH-EAST ELEVATION 1:100

