



# To Let

## Semi-detached Industrial Unit on Langlands Business Park To Let

- Steel portal frame with double skin profiled steel clad roof & block wall elevations
- Eaves height to underside of haunch of 2.5m
- 1 roller shutter loading door
- Internal warehouse, offices, welfare & production areas
- Concrete surfaced external yard & parking area

### Unit N

Langlands Business Park, Uffculme, Cullompton,  
EX15 3DA

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**4,698 sq ft**

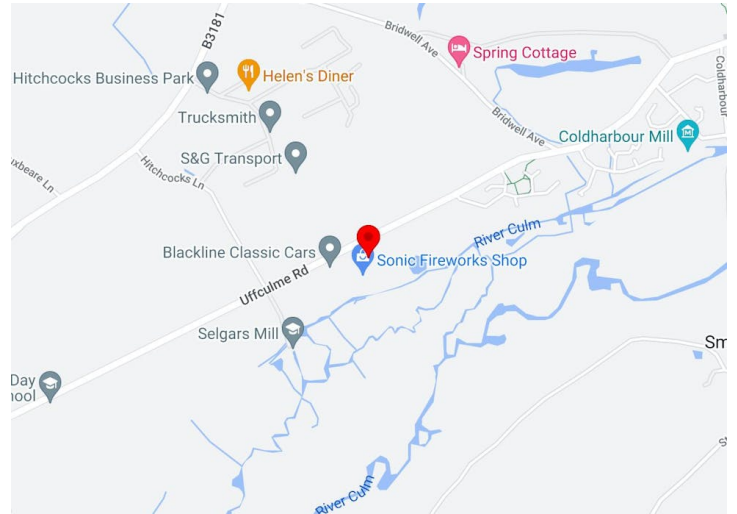
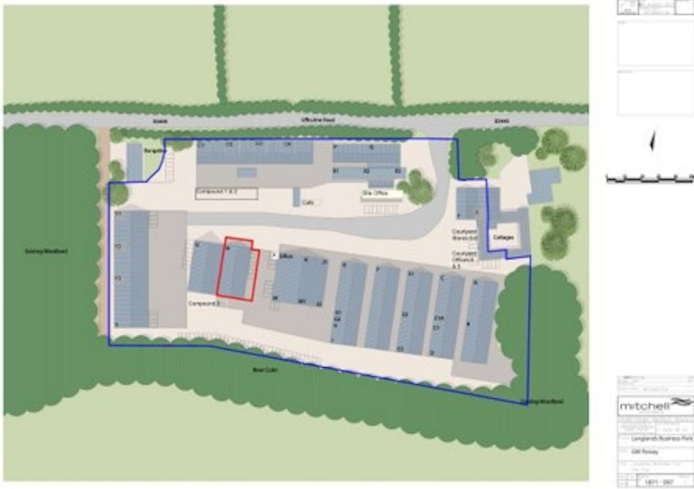
436.46 sq m

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Reference: #191393

# Unit N

Langlands Business Park, Uffculme, Cullompton, EX15 3DA



## Summary

Available Size	4,698 sq ft / 436.46 sq m
Rent	£7.50 per sq ft
Rateable Value	£29,250.00
Service Charge	A service charge based on 5% of the annual rent will be payable to cover repairs and maintenance of common parts.
Car Parking	N/A
Estate Charge	N/A
EPC	D (78)

## Location

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

## Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Ground	4,698	436.46	Available
<b>Total</b>	<b>4,698</b>	<b>436.46</b>	

## Services

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

## Planning

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

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