

To Let

Mid-terraced Industrial Unit on Langlands Business Park To Let

- Block wall & timber clad elevations under a profiled steel roof
- Eaves height 2.6m rising to 3.5m
- 1 roller shutter loading door
- Rolled stone surfaced external yard area

Unit R2, Langlands Business Park

Uffculme, Cullompton, EX15 3DA

1,329 sq ft

123.47 sq m

Reference: #199921



Unit R2, Langlands Business Park

Uffculme, Cullompton, EX15 3DA







Summary

Available Size	1,329 sq ft / 123.47 sq m		
Rent	£7.50 per sq ft		
Rateable Value	£6,700.00		
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	EPC exempt - EPC has been commissioned, will be available in less than 28 days		

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	1,392	129.32	Available
Total	1,392	129.32	

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.

Kye Daniel

01392 429307 | 07525 913326 kye.daniel@eu.jll.com

Katie Purrington

01392 429380 | 07513 482451 katie.purrington@jll.com

JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:- a. the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract; b. all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise; c. no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d. Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken. For properties in Scotland: e. This correspondence is expressly subject to completion of formal legal missives in accordance with Scots Law. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds Regulations 2017 and Proceeds of Crime Act 2002 Jones Lang LaSalle may be required to establish the identity and source of funds of all parties to property transactions. © 2023 Jones Lang LaSalle IP, Inc. Jones Lang LaSalle Limited, Registered in England and Wales Number 1188567 Registered office: 30 Warwick Street London W1B 5NH. Generated by AgentsInsight / Generated on 16/04/2024