



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

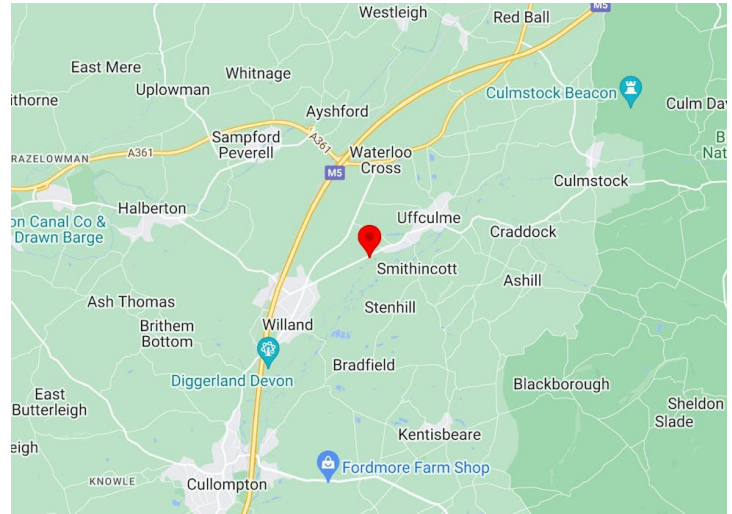
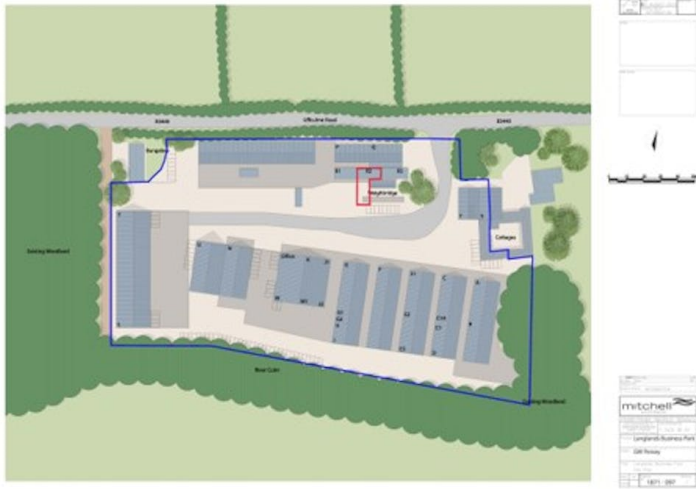
1,329 sq ft

123.47 sq m

Reference: #199921

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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.

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