



To Let

£29,552 pax
(£8.00 per sq ft)

Unit Y3 Langlands Business Park, Uffculme,
Cullompton, Devon EX15 3DA

3,694 Sq Ft
(343.2 Sq M)

Summary

- A mid terrace industrial unit
- Steel portal frame with composite clad roof & elevations
- 5.5m eaves height
- Roller shutter access door 5.0m wide x 5.0m high
- Separate male and female / DDA compliant WCs
- External concrete surfaced yard
- 343 sq m (3,694 sq ft) gross internal area
- On site security is provided as well as CCTV

Location:

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.

Description:

A mid terrace industrial unit comprising the following:

- Steel portal frame with composite clad roof & elevations
- 5.5m eaves height
- Roller shutter access door 5.0m wide x 5.0m high
- Separate male & female/DDA compliant w.c.'s
- External concrete surfaced yard
- 343 sq m (3,694 sq ft) gross internal area

Accommodation:

Measurements provided by the Landlord

Approx	sq m	sq ft
Total	343.2	3,694

Service charge:

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

Services:

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

EPC / MEES:

C (74)

Planning:

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

Business rates:

The Valuation Office website lists the Rateable Value as £21,750.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

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

Legal fees:

Each party to be responsible for their own legal costs involved in the letting.

VAT:

VAT will be payable on the rent and service charge.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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