

# UNIT 02

Langlands Business Park, Uffculme, Cullompton EX15 3DA

# TO LET



**LANGLANDS**  
BUSINESS  
PARK

Industrial Unit  
190.0 sq m (2,045 sq ft)

## TERMS

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

## RENT

£15,335 per annum exclusive of all other outgoings (£7.50 per sq ft)

## SERVICE CHARGE

A service charge based on 5% of the annual rent will be payable to cover repairs, maintenance and sit security for the common parts of the business park

## LEGAL COSTS

Each party to bear their own legal costs associated with the letting

## VAT

VAT will be payable on the rent and service charge

## DESCRIPTION

A mid-terrace industrial unit comprising the following:

- Eaves height 2.8m
- Roller shutter loading door
- Internal W.C.
- Concrete surfaced external loading area
- Canopy over loading area
- 190.0 sq m (2,045 sq ft) gross internal area



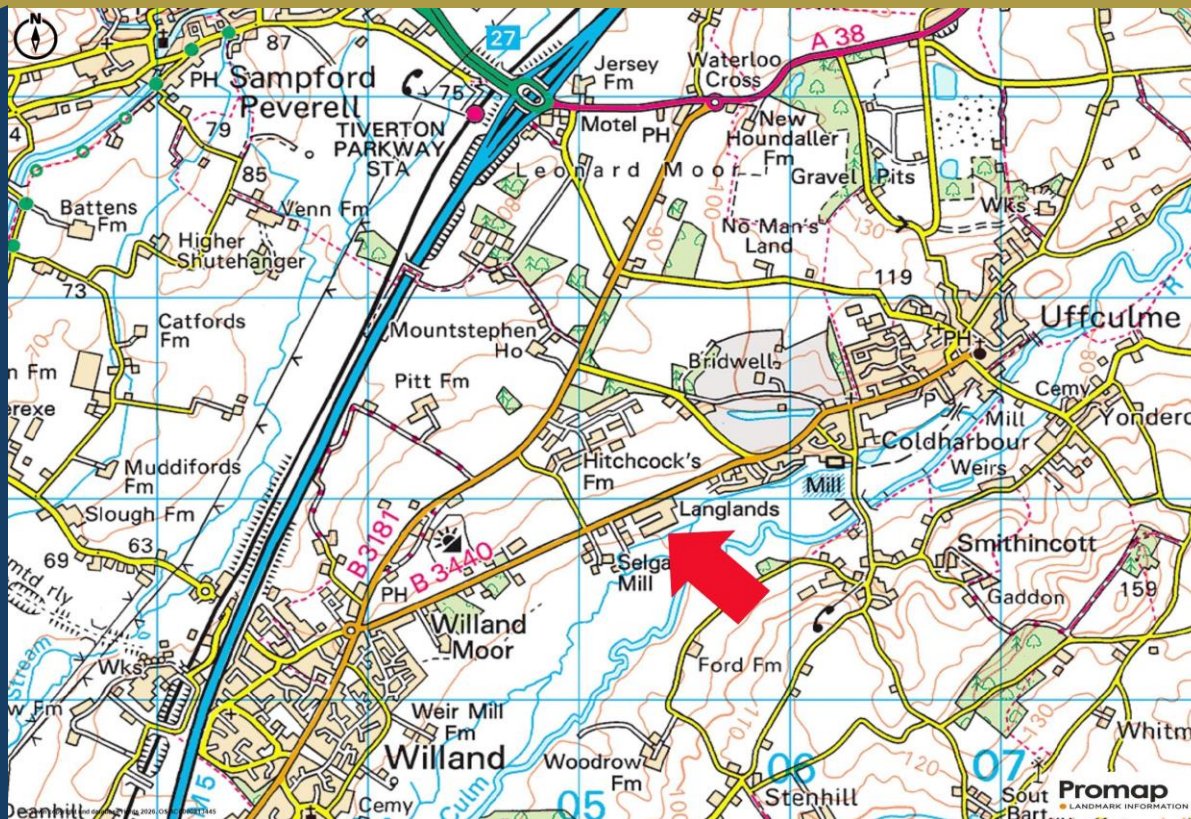
## LOCATION

Langlands Business Park is located 2 miles from Junction 27 of the M5. A thriving community and nearby rail and air links make it an ideal base for your business

As a family-owned business we are always on site and work continuously to ensure Langlands Business Park is a great place to work

Unit location via [what3words.com](http://what3words.com) [///roosts.warnings.hardening](http://roosts.warnings.hardening)

Take a virtual tour by scanning the code below:



## SECURITY

On-site security is provided at night as well as CCTV to common parts of the business park

## SERVICES

Mains three phase electricity, water, drainage & telecoms are connected

## EPC

Energy Performance Asset Rating "E"

## RATEABLE VALUE

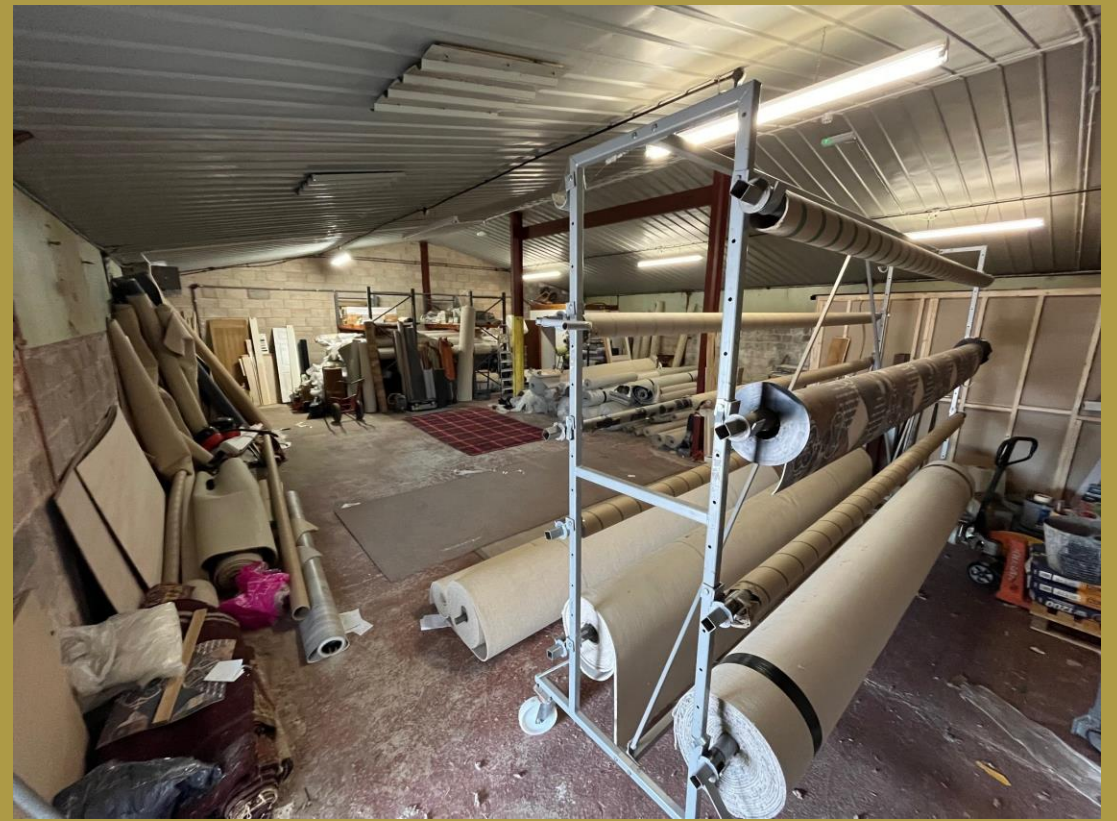
The HMRC website lists the Rateable Value as £13,000

## PLANNING

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

## ANTI-MONEY LAUNDERING

Interested parties will be required to provide relevant information



For further information or to arrange a viewing contact us:

**LANGLANDS**  
BUSINESS  
PARK

Tel: 01884 840136 or 07719 325133 Email: [tim@hitchcocksbusinesspark.co.uk](mailto:tim@hitchcocksbusinesspark.co.uk)

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