# UNIT A

Langlands Business Park, Uffculme, Cullompton EX15 3DA

# TO LET




LANGLANDS
BUSINESS
PARK

Industrial Unit
413.1 sq m (4,447 sq ft)

## TERMS
The property will be refurbished and made available by way of a new full repairing and insuring lease for a term of years to be agreed

## RENT
£33,352 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 semi-detached industrial unit comprising the following:

- Eaves height 3.0m
- 1 Floor level loading door
- Internal Office & W.C.'s
- Concrete surfaced external loading area
- Rolled stone yard & parking area
- 413.1 Sq m (4,447 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 ///fluffed.duck.pads

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 £18,750

## 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:

Tel: 01884 840136 or 07719 325133  Email: tim@hitchcocksbusinesspark.co.uk

LANGLANDS BUSINESS PARK

These particulars do not constitute any offer or contract and although they are believed to be correct, their accuracy cannot be guaranteed and they are expressly excluded from any contract. They may be subject to change without notice. Interested parties should satisfy themselves as to the accuracy of all information by inspection, professional advice and/or other appropriate means