



Unit Y1
Offices 248.9 – 499.7 sq m (2,679 – 5,379 sq ft)

Langlands Business Park, Uffculme, Cullompton, EX15 3DA

DESCRIPTION

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.

ACCOMODATION

An end terrace office available as a whole or on a floor by floor basis comprising the following:

- Steel portal frame with composite clad roof & elevations
- Separate w.c.'s and rest areas to Ground & First floors
- External yard & allocated parking
- Ground floor 250.9 sq m (2,700 sq ft) net internal area
- First floor 248.9 sq m (2,679 sq ft) net internal area
- Total 499.7 sq m (5,379 sq ft)

SERVICES

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

SERVICE CHARGE

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

EPC

Energy Performance Asset Rating "C."

TERMS

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

RENT

£43,032 per annum exclusive of all other outgoings (£8.00 per sq ft).

RATEABLE VALUE

The Valuation Office website lists the Rateable Value as £24,750.

PLANNING

The property has the benefit of planning consent for B1 (now E1), B2 & B8 use.

LEGAL COSTS

Each party to bear their own legal costs involved in the letting.

VAT

VAT will be payable on the rent and service charge.

SECURITY

Our units are safe and secure –on-site security is provided day and night, as well as CCTV across the park.

THE PARK

As a family-owned business, we are always on site and work continuously to ensure that our park is a great place to work.

Our accommodation, which ranges from 33 sq m to 1,393 sq m (350 sq ft to 15,000 sq ft) offers functional units that will grow and develop with you as your business changes and progresses. We work closely with all of our tenants to create the type of modern, functional units they need for their businesses.

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.

For further information, and to arrange a viewing, contact us today:

LANGLANDS BUSINESS PARK

Uffculme, Devon, Junction 27, EX15 3DA

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