

UNIT A SCOPE COMPLEX, WILLS ROAD, TOTNES, TQ9 5XN



- TO LET
- OFFICE SUITES / INDUSTRIAL UNITS
- ESTABLISHED TRADING ESTATE
- 750 SQ FT (70 SQ M)
- PARKING INCLUDED
- GOOD ACCESS TO A38 AND M5
- NEW LEASES AVAILABLE
- RENT FREE INCENTIVES AVAILABLE

**£5,250 PER ANNUM EXCL
LEASEHOLD**

Miller Commercial

The business property specialists



LOCATION

The property is located in the Scope Complex, which forms part of the Totnes Industrial Estate providing easy access to nearby Newton Abbot and Torquay on the A38.

DESCRIPTION

The property is a first floor unit of a two storey building which measures 750 sq ft in total, with on site parking.

UNIT A £5,000 pax

First floor - 750 sq ft (70 sq m)

Service Charge Estimate - The Tenant will be responsible for 4.60% of the total equating to £871.93 pa

Available Now

There is provision for 2 parking spaces which are not allocated.

LEASE TERMS

The units are available on flexible leases with other terms to be agreed.

LEGAL COSTS

The ingoing tenant is to contribute £200 plus VAT towards the landlord's legal costs.

BUSINESS RATES

We refer you to the valuation office website www.voa.gov.uk or call 0300-1234-171

SERVICES

Prospective owners should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

Transco: 0800 111 999

VAT

All the above prices/rentals are quoted exclusive of VAT, where applicable.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Rating for this property is within Band E.

CONTACT INFORMATION

For further information or an appointment to view please contact:

Thomas Smith on 01872 247013 or via email on ts@miller-commercial.co.uk.

or joint agent, Michelmores Hughes on 01803 849945



PLANS: Plans and maps reproduced under Ordnance Survey Licence No LIG1179. Not to scale and for identification of the property only. They are not intended to show actual site boundaries and not guaranteed to be accurate.

AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** Any intending purchaser or tenant must satisfy him/herself by inspection or other wise as to the correctness of each of the statements contained in these particulars; **[c]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[d]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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