

REF: S333 - DETAILS PREPARED 02.08.2020

TO LET

WORKSHOP/WAREHOUSE UNITS

UNITS 7 to 14, ANTEX PARK, WESTBRIDGE INDUSTRIAL ESTATE
TAVISTOCK
PL19 8DE



PHOTO TAKEN MARCH 2024

- 60 to 273 sq.m. (645 to 2,940 SQ.FT.)
- NEW DEVELOPMENT OF SELF CONTAINED UNITS
- ESTABLISHED LOCAL INDUSTRIAL ESTATE LOCATION
 - FLEXIBLE TERMS AVAILABLE
 - **ONLY FOUR UNITS LEFT**

LOCATION

The premises are located on the popular Westbridge Industrial Estate in Tavistock. The estate is home to numerous local, regional and national businesses with nearby occupiers including Motor Parts Direct and Tyre Marks.

DESCRIPTION

The premises comprise a new terrace of interlinked industrial units available individually or combined with adjoining units. The units are of concrete block construction under an even pitched roof and have sufficient height to add a mezzanine level if wanted. The units are all self-contained with their own loading doors and services and include parking to the front.

ACCOMMODATION

 (All sizes are approximate GIA)

Units 8 to 10 - 71 sq.m. (765 sq.ft.) each (Unit 7 is Let)

Unit 11 - 60 sq.m. (645 sq.ft.) (Units 12,13 & 14 are Let)

EPC

Energy Performance Certificates will be commissioned after completion. Please ask for more information.

SERVICES

It is understood that the premises benefit from mains water, drainage, and electricity.

PLANNING

It is understood that the premises have consent for industrial uses within Use Classes E, B2 & B8. Interested parties are advised to contact the Local Planning Authority Tel: 01822 813600

RENT

The units are offered by way of a new lease on effective FRI terms at Units 8 to 10 £9,600 per annum (£800 per month) each

Unit 11 £8,400 per annum (£700 per month)

RATES

Rateable Value - to be assessed on completion. It is anticipated that each unit would be eligible for full relief from rates.

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference - TBC

SERVICE CHARGE

A Service Charge will be made to cover common costs relating to the property based on a fair proportion of any costs incurred.

VAT

The rent and service charges will be subject to VAT.

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the sole agents – **Simon Powell Commercial**

Contact: Simon Powell

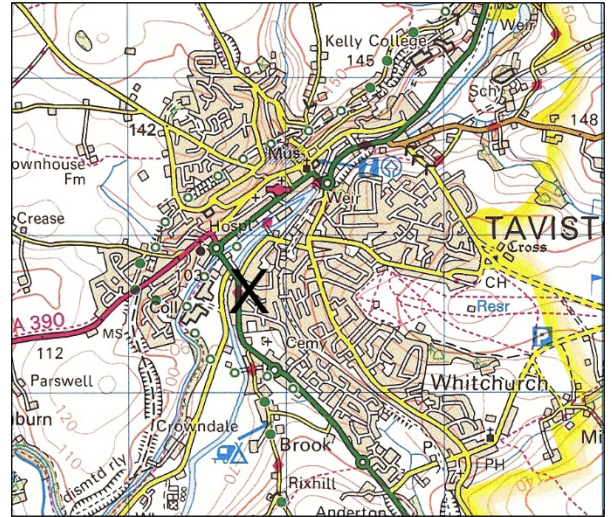
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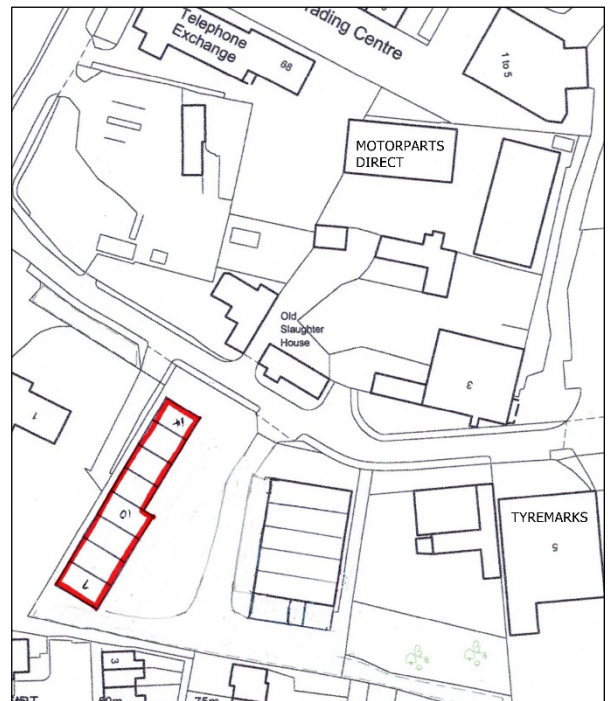
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW INTO THE ESTATE



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