

REF: S357 - DETAILS PREPARED 01.05.2024

TO LET

WORKSHOP/WAREHOUSE UNIT

UNIT D WESTBRIDGE TRADING CENTRE, WESTBRIDGE INDUSTRIAL ESTATE
TAVISTOCK
PL19 8DE



PHOTO TAKEN JULY 2024

- 233.5 SQ.M. 2,513 SQ.FT.
- PARKING OR YARD AREA
- HIGH BAY AND LOADING DOORS
- NEW LEASE AVAILABLE

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 semi-detached industrial unit of traditional construction with concrete floor and strip lighting. The unit is fitted out to include some offices and reception area as well as a mezzanine kitchen and storeroom. Externally there is a yard and parking area to the front of the unit.

ACCOMMODATION (All sizes are approximate GIA)

Ground Floor 196.5 sq.m. (2,115 sq.ft.)

Mezzanine 37 sq.m. (398 sq.ft.)

EPC

Energy Performance Certificate - Band E - Rating 108

Please ask for more information or go to our web site.

SERVICES

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

PLANNING

It is understood that the premises have consent for uses within Use Classes 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 a rent of £16,800 per annum

RATES

Rateable Value - £10,750 N.B. Qualifying businesses pay no rates.

West Devon Borough Council Business Rates - 01822 813600

Local Authority Reference - 45543385075

VAT

The rent will not 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

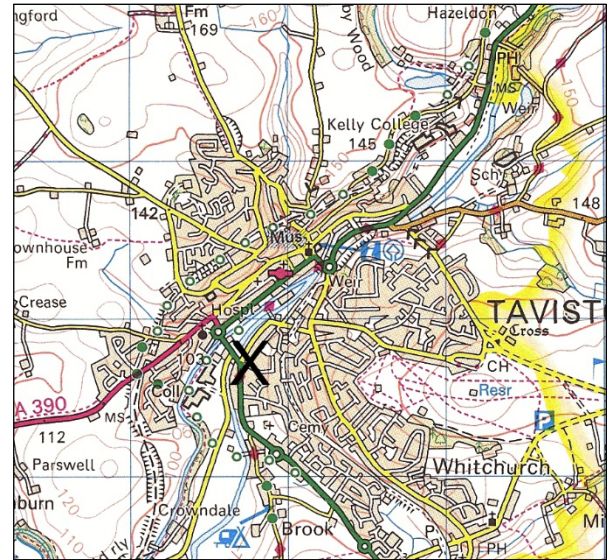
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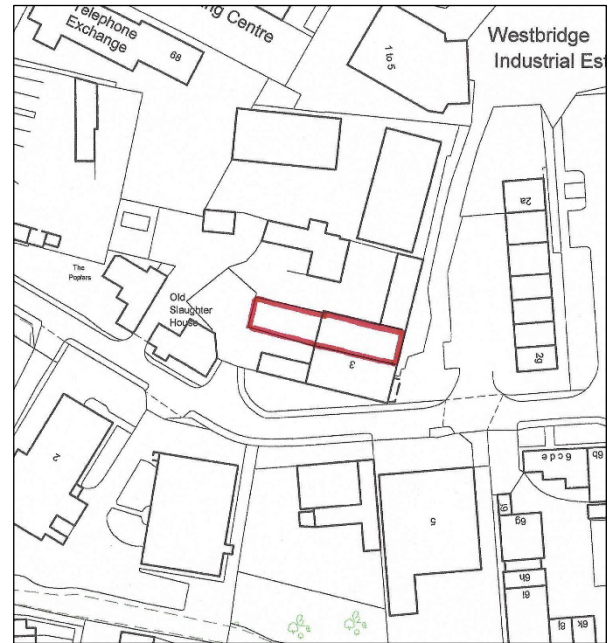
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW SHOWING PARKING/YARD AREA



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