



Sanderson  
Weatherall

# TO LET

HIGH SPECIFICATION UNIT  
OF 1,942 SQ FT

Unit 8 Kingswood Court  
Long Meadow  
South Brent  
Devon  
TQ10 9YS



Plymouth - 01752 936101  
[sw.co.uk](http://sw.co.uk)



## DESCRIPTION

An end-terrace light industrial/warehouse building in an established business park close to the A38 Devon expressway.

The premises comprise a modern, steel portal frame building with brick and block elevations, externally rendered and insulated with plastisol steel clad roofing, facing brick panels.

The unit benefits from a warehouse area accessed by a roller shutter door and separate pedestrian access, together with w.c. facilities. There are stairs to the first floor which has been laid out as high quality offices.

## ACCOMMODATION

All areas and dimensions stated are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Ground Floor	1,006	93.48
First Floor	935	86.91
<b>Total</b>	<b>1941</b>	<b>180.39</b>





## **TERMS**

Available by way of a new lease at an initial rent of £16,750 pax.

## **SERVICES**

Mains water and electricity services are connected to the building.

## **SERVICE CHARGE**

A service charge will be levied for the upkeep and maintenance of the common parts.

## **INSURANCE**

The tenant will contribute a fair proportion of the costs to the landlord of insuring the estate

## **PLANNING USE**

Planning use class E, B2 and B8.

## **ENERGY PERFORMANCE CERTIFICATE**

EPC – E120

## **BUSINESS RATES**

Assessed as warehouse and premises, the premises have a rateable value of £14,250 per annum (2023 rating list).

## **VAT**

All figures quoted are exclusive of VAT where applicable.

## **LEGAL COSTS**

Each party to bear their own legal costs incurred in the transaction.



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## LOCATION

South Brent is a large village on the southern edge of Dartmoor. South Brent has a population of over 3000. The village was originally a wool and market centre with 2 annual fairs and a station. Now the village centre is within Dartmoor National Park, and it is a thriving community with shops, businesses, school, village hall and community centre.

Kingswood Court Business Park comprises 11 industrial units of various sizes. Situated in the stunning surroundings of the south west, Kingswood Court is not only practical but an idyllic place to work. Based within easy access of the A38 Devon Expressway in South Brent, Devon, Kingswood Court is in a prominent location.

## VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson

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