

Established



1816

NEWTON ABBOT ~ ASHBURTON ~ TOTNES ~ CHAGFORD ~ ANTIQUES SALEROOM, ASHBURTON

To Let

DRN00997

Commercial Storage Units, Sigdon Farm, Kingsbridge TQ7 2HG



3000ft² split into Two Units (1800ft² & 1200ft²) or as a Whole

Available by way of a new lease, a new modern industrial development with powerfloated floor, electric rollershutter doors and lights, for storage puposes only, including, motor vehicles, caravans and motorhomes.

from £700pcm (Unit 1 - 1200ft²)

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL
Tel: 01626 353881 Email: commercial@rendells.co.uk

SITUATION:

A new modern well-proportioned industrial development on the outskirts of Kingsbridge near Stumpy Post. Comprising of two units (can be split further) Unit 1 measures 1200ft² with two 15ft full height electric roller shutter doors and power floated floor, LED lights and parking to the front. Unit 2 measures 1800ft² having three full height electric roller shutter doors, LED lighting and restricted parking to the front for loading and unloading.

The units have full planning permission and granted use under B2 to be used for storage purposes only including, motor vehicles, caravans and motorhomes.

Please note: there are no power points for industrial processes or machining, usage will adhere to the planning conditions and access will be with normal working hours with no allowance for noise, power tools, smells or vibrations.

ACCOMMODATION:

Unit 1 – 1200ft² (112m²)
Unit 2 – 1800ft² (167m²)

SERVICES:

Mains electricity for lighting only (included in the rent). Mains water can be by agreement.

ENERGY PERFORMANCE CERTIFICATE:

EPC Rating – Band E (122) – improvements have been made with a new insulated roof throughout (no condensation).

THE LEASE:

Available by way of a new fully repairing and insuring lease of 5 years with a mid-term break clause and rent review. Contracting out Landlord & Tenant Act 1954.

RATEABLE VALUE:

Rateable value – To be confirmed
NB: 100% Small Business Rates Relief may be applicable to qualifying occupiers. Interested parties are advised to make their own enquires with the Local Planning Authority, please contact South Hams District Council (01803 861234) for further information.

RENT:

From £700pcm (£7ft²) Units can be split or taken as a whole by negotiation.

VAT:

All figures quoted are exclusive of VAT. VAT will be charged on the rental figures given.

COSTS:

Each party will pay their own legal costs.

LOCAL AUTHORITY:

South Hams District Council, Follaton House, Plymouth Road, Totnes. TQ9 5NE Tel: 01803 861234

DIRECTIONS:

From Totnes or Loddiswell continue to Stumpy Post roundabout taking the road signposted for Kingsbridge. Continue along Belle Hill & Sigdon Farm is on your right. Turn down the driveway and the units are on your right within a gated and secure yard area 80 yards down the driveway.

VIEWING:

Viewing can be arranged by prior appointment with the agents.

Please contact Rendells Newton Abbot on 01626 353 881 or email commercial@rendells.co.uk – ref.JJB

