

Established



1816

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

To Let

DRN00

Unit 1, Halwell Buisness Park, Halwell, Totnes TQ9 7LQ



3000ft² with internal storage and offices

Available by way of a new lease, a new modern industrial development with powerfloated floor, twin electric rollershutter doors and lights, for business purposes, storage, and tidy manufacture.

£21,000 pa £7/ft²

Rendells, 13 Market Street, Newton Abbot, Devon TQ12 2RL

Tel: 01626 353881 Email: commercial@rendells.co.uk

SITUATION:

A modern well-proportioned industrial development on the outskirts of Halwell Totnes. Comprising of Unit 1 extending to around 3000ft² with two full height electric roller shutter doors and power floated floor, internal lights and parking to the front for deliveries and extensive parking to the rear.

The unit are fully insulated and fireproof and have full planning permission and granted use under B1 (offices and light industrial), B2 (general industrial), B8 (storage & distribution).

Please note: there is currently an internal office area with WC and kitchenette area. This can be removed to allow full use of the unit for storage and light industrial if required.

ACCOMMODATION:

Unit 1 – 3000ft² (279m²)

SERVICES:

Three phase mains electricity individually metered. Mains water that is standardised and billed every half yearly by landlord. Foul no harge

ENERGY PERFORMANCE CERTIFICATE:

EPC Rating – Band E (107)

THE LEASE:

Available by way of a new fully repairing and insuring lease of 5 years with a 3 year break clause and rent review. Contracted out Landlord & Tenant Act 1954.



RATEABLE VALUE:

Rateable value £23,000

NB: 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 £21,000 (£7ft²) Units can be split or taken as a whole by negotiation.

A Service Charge shall be applied plus Insurance being apportioned at 3%.

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 Kingsbridge continue along the A381 and turn off at Totnes Cross heading for Dartmouth onto the A3122. After 400m the entrance to the industrial estate is on your right and the unit is on the second row.

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

