

# HUDSON & CO.

## WAREHOUSING/WORKSHOPS STORES & STUDIOS

**From 250sq ft – 5826sq ft**

## CENTRAL KINGSBRIDGE



***1-5 CENTURION WORKS, LOWER UNION ROAD KINGSBRIDGE  
DEVON TQ7 1EF***

**\*\* A Range of Workshops, Warehousing, Stores & Studios with  
Retail/Office Potential \*\***

**\*\* Convenient Vehicular Access & Parking \*\***

**\*\* Easy Direct Pedestrian Access to Fore St & Retail Amenities \*\***

**FOR SALE / TO LET**

**01392 477497**

**LOCATION:** Centurion Works is situated off lower Union Road, an established commercial location, close to the town centre of Kingsbridge, a vibrant market town serving an extensive catchment area with high visitor numbers in the holiday periods.

**DESCRIPTION:** Centurion Works comprises a collection of inter-connected units that were previously occupied by Brocks Fireplaces and used for storage, workshop, showroom and retailing purposes. The units are a mixture of ground and first floor accommodation which is more fully described as follows:

**Unit 1 (G/F)                    5.98 sq m                    1,032 sq ft**

Electric roller shutter door.

Painted concrete floor.

Toilet with low level W.C. and wash hand basin. Single drainer stainless steel sink unit with cupboards below.

**Unit 1A (F/F)                    73.51 sq m                    791 sq ft**

Includes

Kitchenette/Store                    **5.76 sq m                    61 sq ft**

Strip lights. Roof lights. Toilet with low level W.C. Single drainer stainless steel sink unit with cupboards below.

**Unit 2 (G/F)                    88.02 sq m                    947sq ft**

Electric roller shutter loading door. Deep drain stainless steel sink unit.

Toilet with low level W.C. and wash hand basin.

**Unit 2A (F/F)                    72.39 sq m                    779 sq ft**

Includes

Kitchenette                    **1.69 sq m                    18 sq ft**

Single drainer stainless steel sink unit. Strip lights and roof lights.

**Unit 3 (F/F)                    41.54 sq m                    447 sq ft**

External steel staircase access.

**Unit 4 (G/F)                    57.89 sq m                    623sq ft**

Ideally suited for catering use with central drainage run and flue for extractor. Toilet with low level W.C. and sink unit. Strip lights.

**Unit 5 (F/F)                    64.86 sq m                    698 sq ft**

Former retail showroom with wall mounted cable trunking and windows to front elevation. Toilet with low level W.C.

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**Unit 5A (F/F)**      **23.98 sq m**      **258 sq ft**  
Store/Studio office.  
Toilet with low level W.C.

**Unit 6 (G/F)**      **23.40 sq m**      **251 sq ft**  
Garage/Store with roller shutter loading door.

The units are available as separate self contained units or combined.

**SERVICES:** Each unit is connected to mains electricity (3 Phase). Drainage on the site is to mains. Water is from a private source and supplied to a good quality potable standard and at reasonable pressure. Mains gas is available on site but not connected.

**RATING:** To be assessed.

**PLANNING:** We understand that the development was previously used by Brocks Fireplaces for storage, workshop, warehouse and showroom retailing purposes. The adjoining occupiers comprise a mixture of B1 (Office/light industrial), B2 and B8 (Storage & warehousing) uses as well as quasi retail and trade counter. Prospective occupiers should address their enquiries to the local planning authority, South Hams District Council in Totnes.

**TERMS:** The units are available **For Sale** or **To Let** on flexible terms at a competitive rental. Full details on application.

**LEGAL COSTS:** Incoming tenants to pay a contribution towards the landlords reasonable legal costs in connection with this transaction.

**EPC:** The premises have no heating system, cooling or mechanical ventilation and so it is understood an Energy Performance Certificate is not required.

**VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment

Through the sole agents **HUDSON & Co.**

Tel: 01392 477497 / 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

[info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract

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