

HUDSON & Co.

SOUTH HAMS

Nr, KINGSBRIDGE

SECURE OPEN STORAGE YARD

1,237.50 sq m 13,315 sq ft

Total Site Area: 0.35 acre



Torr Quarry Industrial Estate, Nr Kingsbridge, TQ9 7QQ

Rare Opportunity in the South Hams

Secure / Well Drained / Hardcore Surfaced Yard

***Palisade Fenced and Gated with Good Access to
Commercial Vehicles***

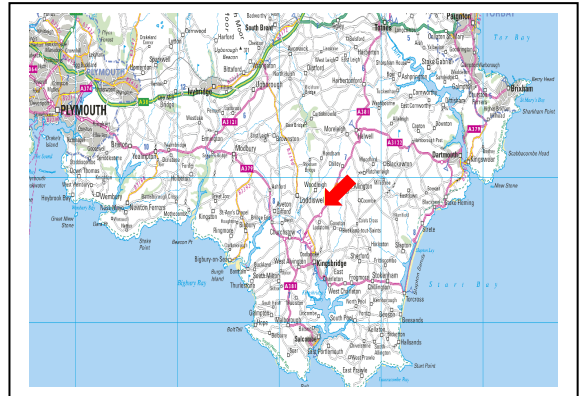
Flexible Terms / Competitive Rental

TO LET

01392 477497 / 01548 831313

Open Storage Yard, Torr Quarry, Kingsbridge, TQ9 7QQ

LOCATION: The property is situated on the popular Torr Quarry Industrial Estate, which is situated in the South Hams district of Devon, just off the A381, approximately 4 miles north of Kingsbridge and 10 miles south west of Totnes. Occupiers include South Hams Recycling, Nicholas Rowell Transport, Wills Marine, Western Power and J B Haulage.



DESCRIPTION: A rare opportunity to acquire an open storage yard with the following attributes:

- Level
- Hardcore Surfaced
- Secured within Palisade Fencing and Gated
- Well Drained
- Good Access to Commercial Vehicles
- Size: **1,237.50 sq.m (13,315 sq.ft) 0.35 acre**
- Long Established Industrial Location adjacent WPD Depot

All areas are approximate.

SERVICES:

Mains water and electricity are available but not connected.

TENURE: Leasehold

TERMS: The yard is immediately available on a new lease with flexible terms and at a competitive rental. Full details on application.

NB: V.A.T may be payable were applicable

RATING: The property is not yet assessed for rating purposes. Interested parties should make their own direct enquires to the billing authority, South Hams District Council in Totnes.

PLANNING: The property is currently and has previously been used for open storage on an industrial estate zoned for similar uses.

Prospective tenants/ occupiers should address their planning enquiries to the local planning authority, **South Hams District Council. Tel: 01803 861234**

LEGAL COSTS: The incoming tenant to pay a contribution towards the Landlord's legal costs in connection with a letting.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Sole Agents:

HUDSON & Co.

Tel: 01548 831313 / 01392 497477

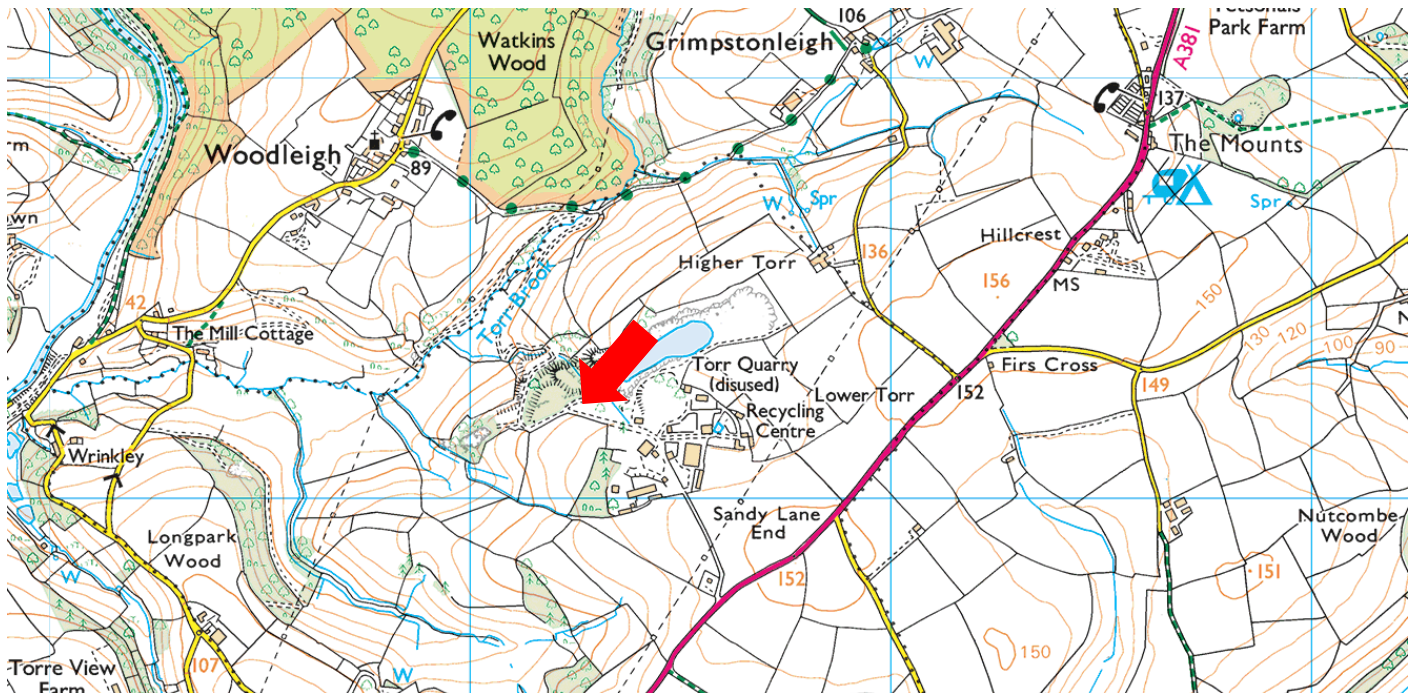
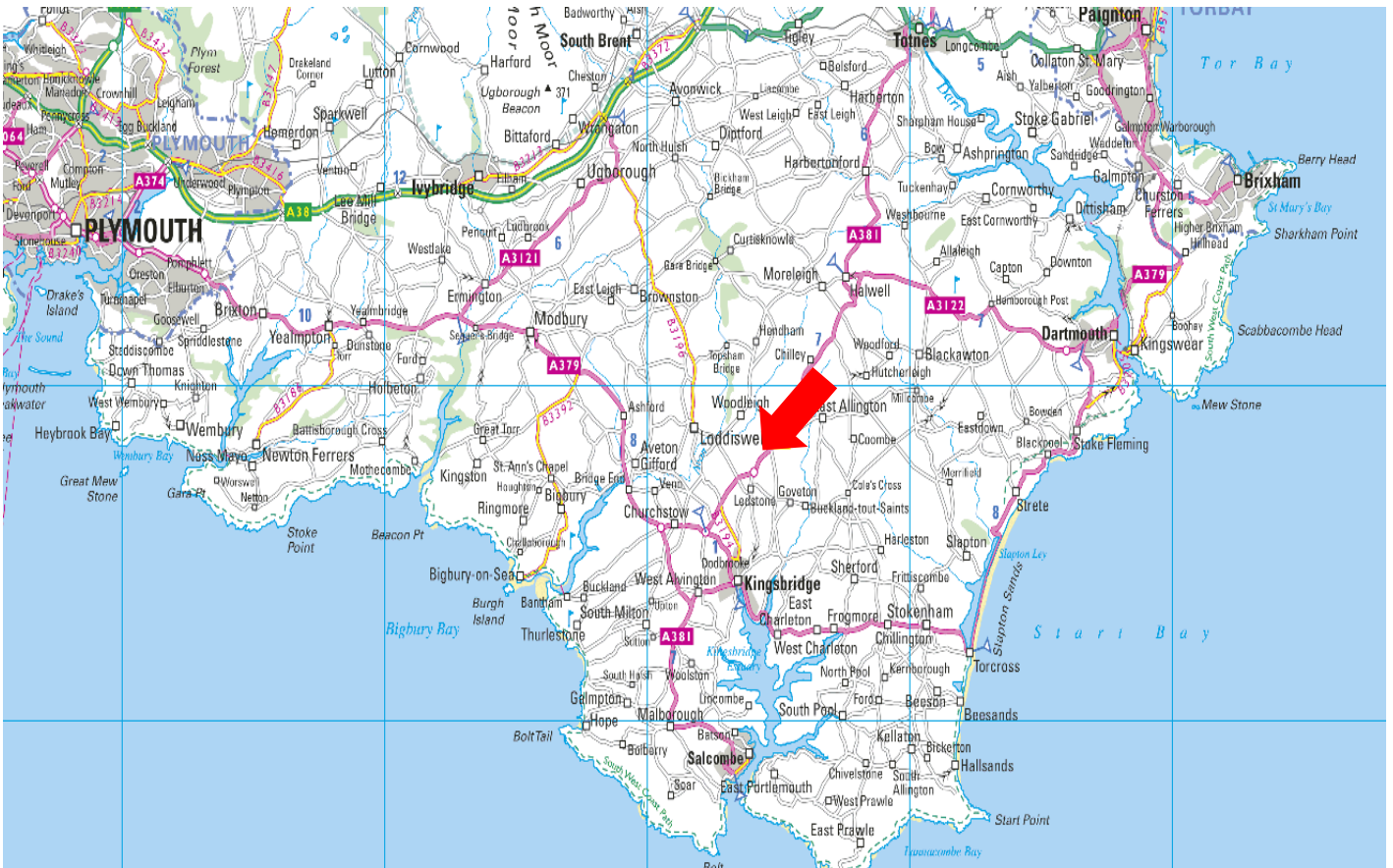
Contact: DAVID EDWARDS / SUE PENROSE

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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