

HUDSON & Co

Due to Retirement

WORKSHOP / WAREHOUSE

With Offices

SOUTH HAMS

262.08 sq m 2,819 sq ft

Plus ample parking



***Unit 6 River Park Units, Ermington
Nr, Ivybridge Devon PL21 9NT***

****Popular Trading Estate / Good Access to A38 via Ivybridge****

****Useful Industrial Unit with ample offices & parking****

****Suit a multitude of uses / Good investment opportunity****

****Flexible lease terms / Competitive Price / Rental****

****Pleasant Environment close to attractive South Hams village****

TO LET / FOR SALE

01392 477497

Unit 6, River Park Units, Ermington, Ivybridge, Devon PL21 9NT

LOCATION: The Unit is located on the popular River Park Estate which is situated on the edge of the attractive village of Ermington, on a busy route to nearby Ivybridge and the A38, that lie approximately 2 miles to the north. Adjoining occupiers include Bigbury Mint, Devon Classic Cars and Ermington MOT Centre.



DESCRIPTION: A modern unit offering approx. **2,819 sq.ft** on two floors that is currently arranged as workshop, storage and office space. Forming an end-terrace unit and having a parking area immediately adjacent, the property is of steel frame construction with full height block-work walls with external cladding and facing brickwork to the external elevations under a pitched steel profile roof. The unit incorporates a single roller-shutter loading door, accessed off a sloping concrete apron, and a front office / reception area with external pedestrian door to the side. Both the ground and first floor office areas benefit from windows, providing natural day-lighting. Outside there are dedicated parking spaces in addition to the loading apron and external storage area.

ACCOMMODATION:

The unit is currently inter-connected with the adjoining Unit 5 and will be split as individual units. The accommodation in Unit 6 is arranged as a small front workshop with ancillary storage and office areas adjoining. A staircase from the reception area gives access to an open plan office area, currently used for storage, and a separate office with fully glazed partition. There are toilets and kitchen / wash facilities at both ground and first floor level, allowing the opportunity for split occupation.

UNIT 6	Gross Internal Area:	262.08 sq m	2,819 sq ft
	Includes:		
	Ground Floor	131.04 sq m	1,409 sq ft
	Mezzanine	131.04 sq m	1,409 sq ft

All areas are approximate.

SERVICES: We understand that the property is connected to mains electricity (3-Phase) and water. We are informed that drainage is pumped to the mains located in the adjoining public road. Water is sub metered from a supply to Unit 1.

RATES: To be re-assessed. The unit is currently assessed on one assessment with 5.

PLANNING: The property is currently used as a motor workshop, stores and offices in an area zoned for commercial uses. Prospective occupiers should address any planning enquiries to the local planning authority, South Hams District Council in Totnes, *Tel: 01803 861234*.

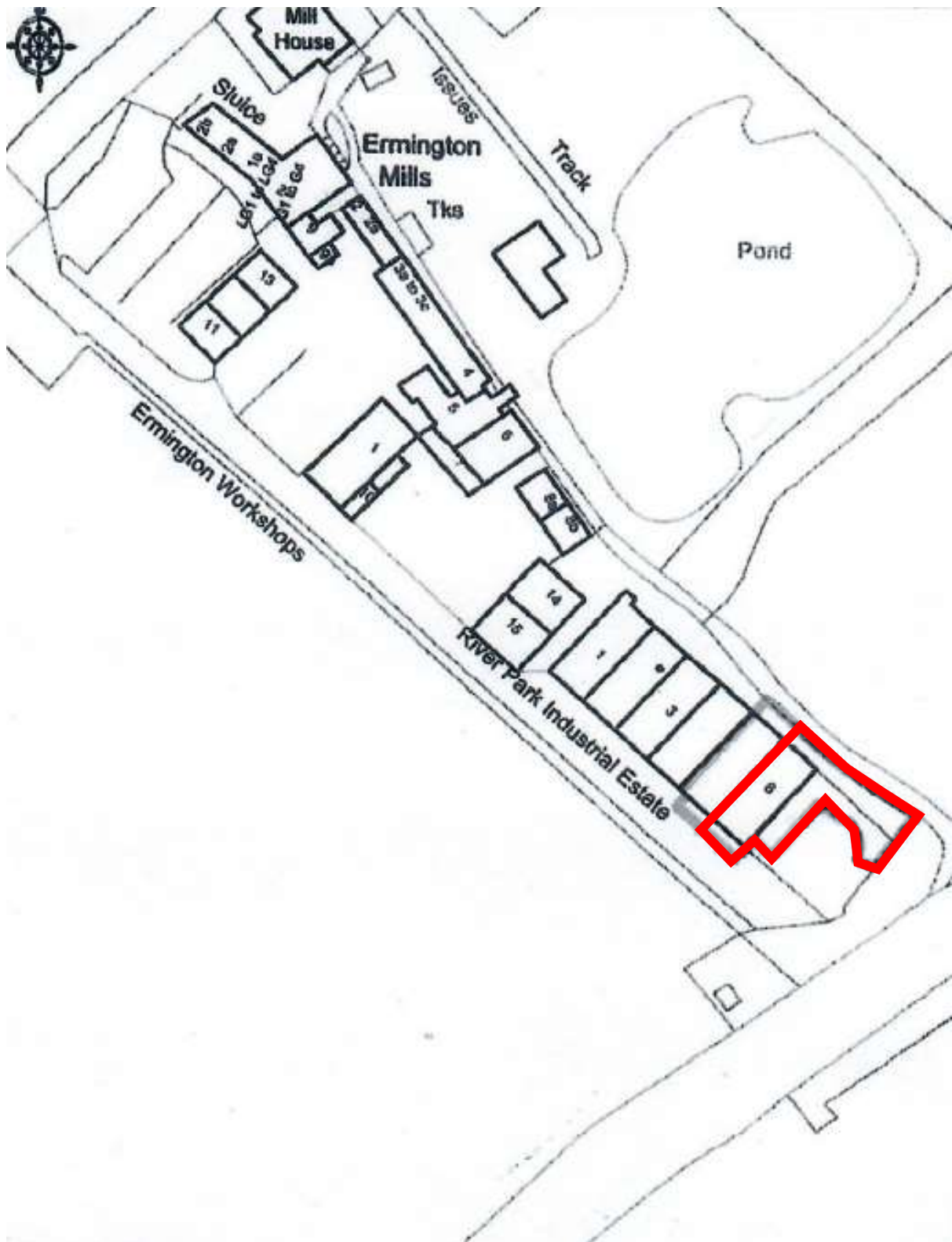
TERMS: The property is available For Sale at a price of £150,000 subject to contract. Alternatively, our client would consider letting the unit on a new lease on terms to be agreed at a rent of £9,000 pax. Full details on application.

LEGAL COSTS: Each party to pay their own costs in connection with a sale.

VIEWING & FURTHER INFORMATION: Strictly by prior appointment through the sole agents:
HUDSON & Co., Tel: 01548 831313 / 01392 477497 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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