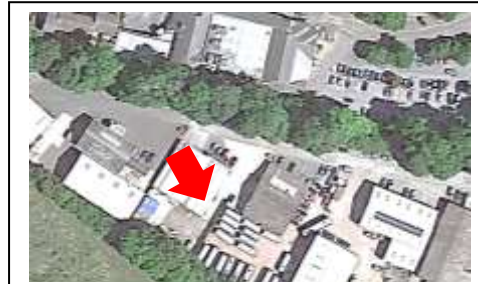


HUDSON & Co

SOUTH HAMS KINGSBRIDGE Business Unit

65.80 sq m 708 sq ft



Unit 3c, Old Station Yard, Kingsbridge TQ7 1ES

****Well-appointed unit fitted out as health clinic / offices / consulting rooms****

****Suit Multitude of Uses****

****Adjoining unit and secure yard also available****

****Flexible Terms / Competitive Rental****

TO LET

01392 477497

Unit 3c Old Station Yard Kingsbridge TQ7 1ES

LOCATION: The property is situated on the popular Station Yard Estate, which is situated in the heart of Kingsbridge in the South Hams district of Devon. Occupiers include Howdens, Wolseley (Plumb Centre), Flear House Interiors, Tally Ho Coaches and Datum Alloys.



DESCRIPTION: Forming part of a concrete portal frame building with rendered concrete panelled walls under a pitched steel profile roof. The unit is nicely appointed with a mirrored exercise area, adjoining offices / consulting rooms, a toilet, kitchen and washing facilities. The unit has a glazed front, a lino floor covering and recessed lighting. To the front forecourt there are 2 car parking spaces and adjacent there is a further single space.

Additional Yard: To the rear of the unit is a large yard (628.56 sq.m 6,763 sq.ft) which is available separately and has previously been used in conjunction with the adjoining units for storage and for plant hire. Within the yard there is a basic storage building (411 sq.ft) that is timber clad under a steel profile roof.

ACCOMMODATION:

Main Area:	50.76 sq.m	546 sq.ft
Office / Room 1:	5.38 sq m	58 sq.ft
Office / Room 2:	9.66 sq m	104 sq ft
Toilet & Kitchen:		
Total:	65.80 sq.m	708 sq.ft

All dimensions and areas are approximate

OUTSIDE:

Front forecourt parking	:	2 spaces
Adjacent parking:		1 space

SERVICES: Mains electricity, Water & Drainage are all connected to the property.

RATES:

Assessed as:	Offices & Premises
Rateable Value:	£2,900

TERMS: The property is available on a new lease. Full details plus particulars on the adjoining yard and Unit 3 on application.

VAT: Vat is not chargeable on this unit.

EPC: Energy Performance Rating D.

COSTS: Incoming tenant to pay a reasonable contribution towards the Landlord's legal costs in preparing a lease.

VIEWING & FURTHER INFORMATION:

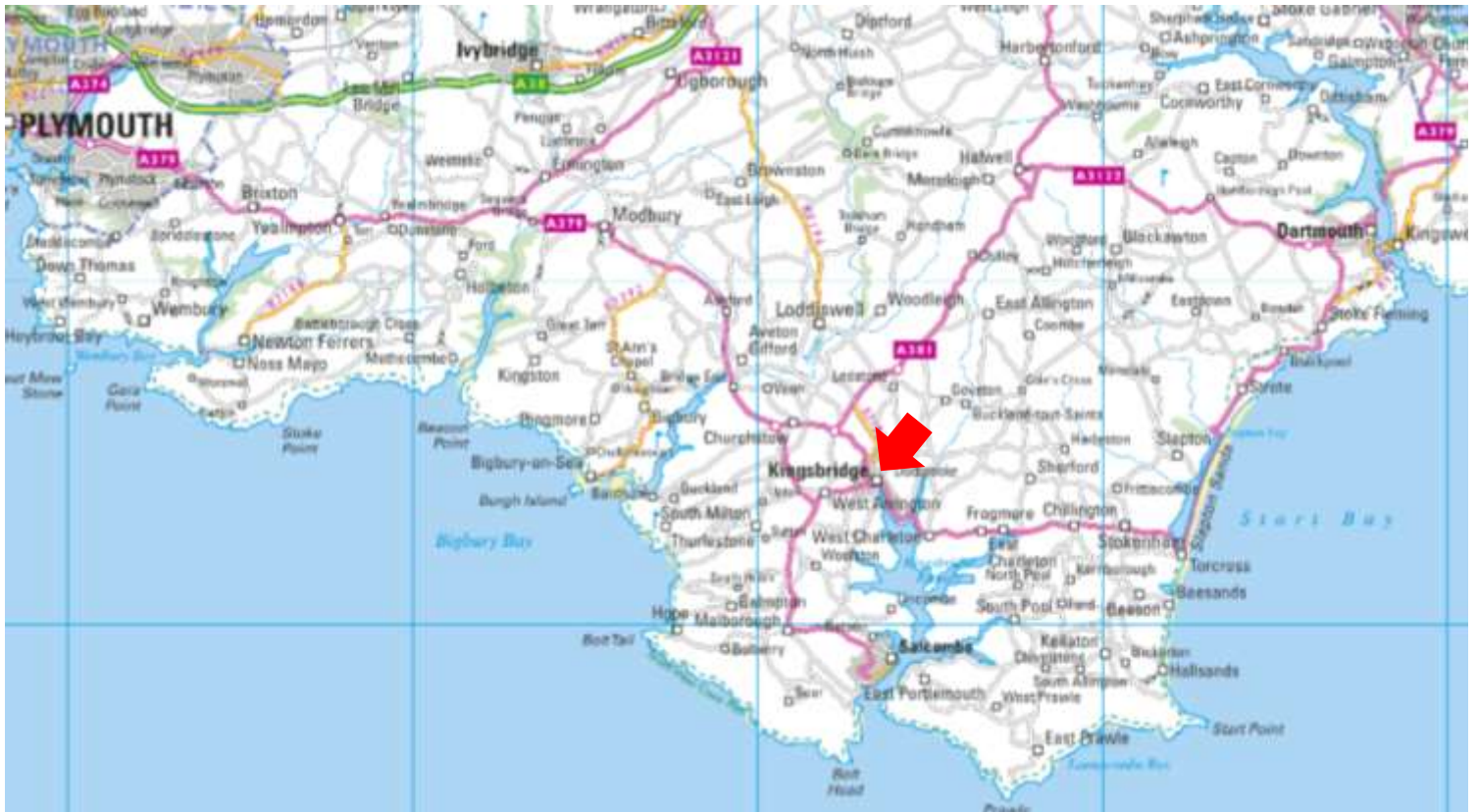
Strictly by prior appointment through the sole agents

HUDSON & Co. covering the South West
Contact: DAVID EDWARDS / SUE PENROSE
Tel: 01392 477497 / 01548 831313
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

01392 477497

Unit 3c Old Station Yard Kingsbridge TQ7 1ES



01392 477497