

HUDSON & Co.

DAWLISH BUSINESS PARK

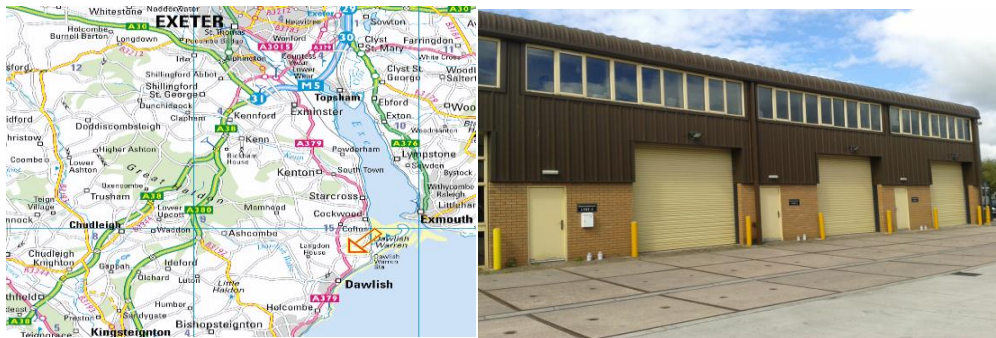
MODERN

COMMERCIAL UNIT

100 sq m / 1,076 sq ft

(Additional Space available by separate negotiation)

with car parking



Units 3 Charter House, Dawlish Business Park, EX7 0NH

*** Convenient Position Close to Entrance on Business Park ***

*** Modern, Well Appointed Premises ***

*** Easy Access / Parking ***

*** Adjoining occupiers include RNLI & Teign Accounting ***

*** Flexible Terms/Competitive Rental ***

*** Available Late Spring 2020 ***

TO LET

01392 477497

Units 3 Charter House, Dawlish Business Park, EX7 0NH

LOCATION: Dawlish Business Park lies on the northern fringe of the busy resort town of Dawlish, approximately 11 miles south of Exeter. The property is situated close to the main entrance to the business park, a popular business location, situated off the main Dawlish to Exeter road (A379).

DESCRIPTION: The Property comprises of a mid-terraced unit forming part of a modern development built to a very good specification, and benefiting from ample parking. The unit is of steel portal frame construction with block-work walls, steel profile cladding under a pitched insulated steel profile roof and incorporating a roller shutter loading door and a separate pedestrian door to the front elevation. A staircase gives access to the first floor which was previously used as an office and studio.

The current tenant has extended the unit into the adjacent Unit 2 with openings at ground and first floor level if an extended area is required. These additional areas are available by separate negotiation. If not required, the current tenant will close-up the openings and reinstate when they vacate at the end of April / May 2020.

ACCOMMODATION: The accommodation comprises of the following approximate areas:

Ground Floor: Workshop / Store	GIA 50.00 sq m	538 sq ft
First Floor: Workshop / Office	GIA 50.00 sq m	538 sq ft
TOTAL	100.00 sq m	1,076 sq ft

Parking: Outside the unit and in the adjacent designated car spaces.

SERVICES: The unit is connected to mains water, drainage and electricity

RATES: Assessed as Store & Premises. Rateable Value: £7,500

PLANNING: The unit is currently used for storage on the ground floor with ancillary offices, studios and stores at first floor level. The previous use of the ground floor was as a workshop. Prospective occupiers should address any planning enquiries to the local planning authority, Teignbridge District Council in Newton Abbot. Tel. 01626 361101

TERMS: The unit is available To Let on flexible terms and at a competitive rental. Full details on request. *The adjoining Unit 2, forming a similar area is also available by separate negotiation.*

EPC: Energy Performance Rating on request.

LEGAL COSTS: Each party to pay their own costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Sole Letting Agents:

HUDSON & Co. Contact: DAVID EDWARDS / SUE PENROSE
Tel: 01392 477 497 / 01548 831 313 Email: 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