

HUDSON & Co.

INDUSTRIAL INVESTMENT DAWLISH BUSINESS PARK DEVON

269.89 sq.m 2,904 sq.ft



***UNITS 3 / 4 MATTHEWS HOUSE, DAWLISH BUSINESS PARK,
EXETER ROAD, DAWLISH, DEVON, EX7 0NH***

*** A modern mid-terraced Industrial Unit***

***Let to RNLI ***

Current Income: £17,000 pax plus Vat reviewed 10/07/2021

***Includes a good-sized loading / parking apron, with 6
designated parking spaces***

***Popular industrial location adjacent A379, close to
Sainsbury's superstore and with easy access to Exeter***

FOR SALE

01392 477497

UNITS 3 / 4 MATTHEWS HOUSE, DAWLISH BUSINESS PARK, EXETER ROAD, DAWLISH, DEVON, EX7 0NH

LOCATION: Dawlish Business Park lies on the northern fringe of the busy resort town of Dawlish, approximately 11 miles South of Exeter. Matthews House is a recent development situated just off the Dawlish to Exeter Road (A379) providing good access to Exeter and the M5 as well as to the immediate hinterland of Dawlish/ Teignmouth and within easy access of Newton Abbot and Torbay.

DESCRIPTION: A six year old unit occupied by the RNLI who operate their beach lifeguard arm from the premises, covering the coastline between Exmouth and Torbay on behalf of various local authorities.

This mid-terraced unit is constructed to a high specification and incorporates the most up to date design with facing brickwork elevations, full height blockwork internal party walls, Kingspan metallic silver composite panels to the upper elevations under a Kingspan goose wing grey composite roof, fully compliant with the latest requirements on insulation.

Clear height to eaves is approx. 6.5 metres and fitted with two electrically operated roll over loading doors and two toilets, each with low level W/C and wash hand basin. The generous eaves height allows ample potential for the installation of a mezzanine with the front elevation incorporating windows beneath the eaves enabling good natural day lighting and fenestration to the potential first floor accommodation. The RNLI have spent a significant sum on the unit, fitting out the ground floor as their equipment storage area, and constructing a substantial mezzanine to provide quality office and support accommodation at first floor level.

NB: Specification & layout plans are available for inspection on request.

ACCOMMODATION: Units 3 / 4 provides a total gross internal area of **269.89 sq m (2,904 sq ft)** (All areas are approximate)

OUTSIDE: There is an ample loading forecourt and designated parking for 6 cars.

SERVICES: Mains water, electricity (Single Phase supply) and drainage are connected to the unit.

PLANNING: The property benefits from a planning consent for light industrial and storage / distribution use (B1 & B8) on an estate used for workshop and warehouse purposes. Interested parties should address their planning enquiries to the local planning authority, Teignbridge District Council Tel: 01626 361101.

TENURE: Freehold

OCCUPATION / TENANCY: The property is let on a contributory FR & I lease to one of the UK's leading charities, the RNLI (Royal National Lifeboat Institution)) for a term of 12 years commencing 10/07/2014 subject to a tenant only rolling 12 monthly break clause. The passing rent is £17,000 pax paid quarterly in advance and reviewed on 10/07/2021, and thereafter 3 yearly. The tenant pays an annual service charge payment for ground maintenance in the sum of £250 and has paid a rent deposit of £3,498.

The RNLI are headquartered at Poole and in addition to their national lifeboat duties they provide lifeguard cover on most of the popular beaches under contract with the various local government authorities.

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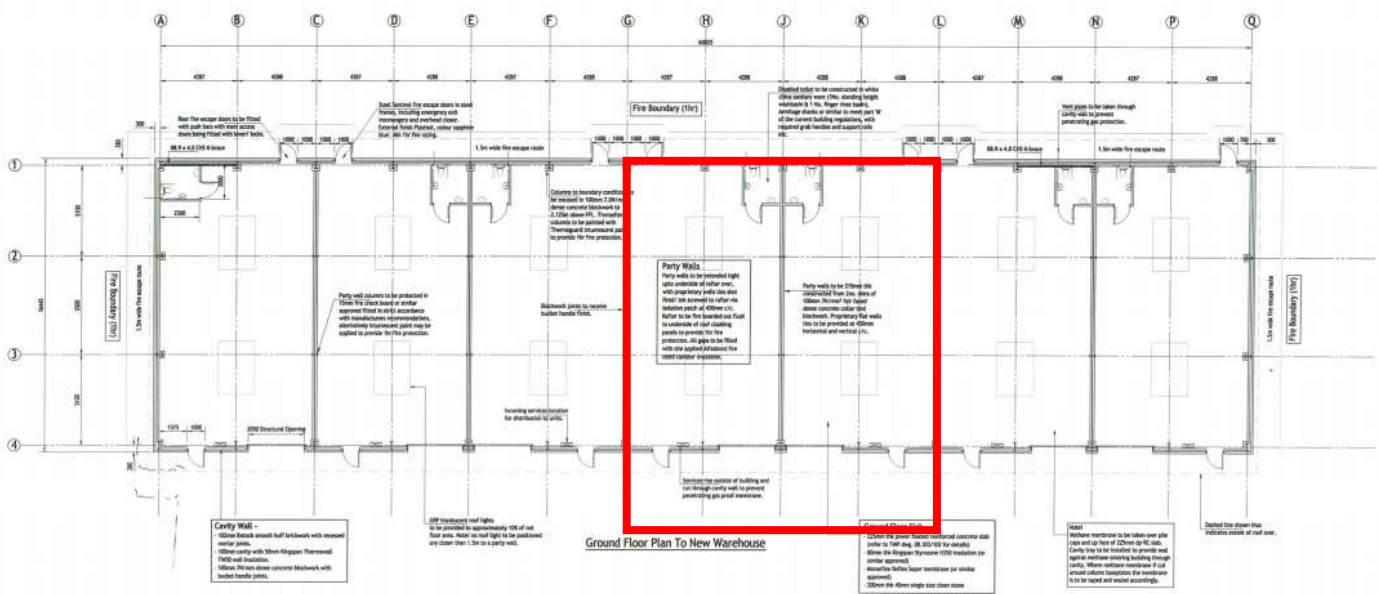
TERMS: Offers are being sought for the freehold interest subject to the lease. Guide-price: £340,000 plus Vat.

COSTS: Each party to be responsible for their own costs in connection with this transaction.

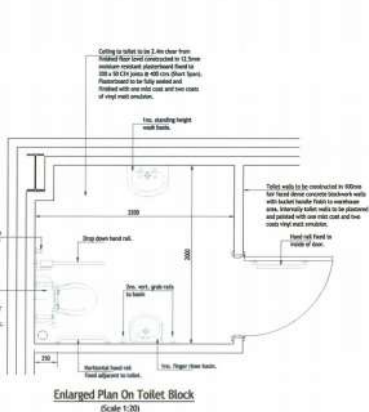
VIEWING & FURTHER INFORMATION:

Strictly by prior appointment Through the Sole Agents **HUDSON & Co.**
Tel: 01392 477497 or 01548 831313
Contact: **DAVID EDWARDS / SUE PENROSE**
info@hudsoncom.co.uk

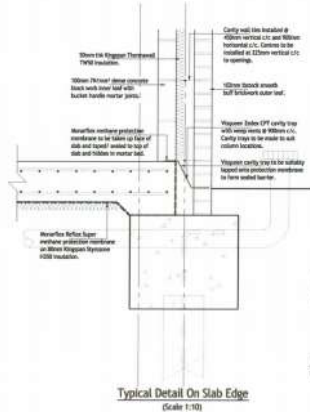
Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.



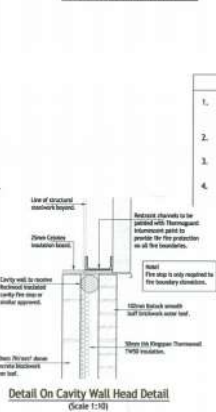
Ground Floor Plan to New Warehouse



Enlarged Plan On Toilet Block (Scale 1:20)



Typical Detail On Slab Edge (Scale 1:10)



Detail On Cavity Wall Head Detail (Scale 1:10)

- NOTES**
- All dimensions and details to be checked prior to commencement of any works or preparation of other drawings.
 - This drawing should not be scaled, refer to figured dimensions only.
 - Discrepancies, if found, to be reported immediately to TWP.
 - This drawing is to be read in conjunction with all structural and/or relevant drawings.

18/01/20	A	AD	Issue for construction
18/01/20	F	AD	Issue for tender
18/01/20	F	AD	Issue for contract
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Construction Issue

Client:
Charterhouse Berkley Securities Ltd

Job Title:
Proposed New Warehouse,
Plot 3 Dawlish Business Park,
Dawlish

Drawing Title:
Ground Floor Plan

Scale: 1:100
Drawing Number: 08.303/001
Date: Oct 08
Checked: RA

twp Consulting Structural and Civil Engineers
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