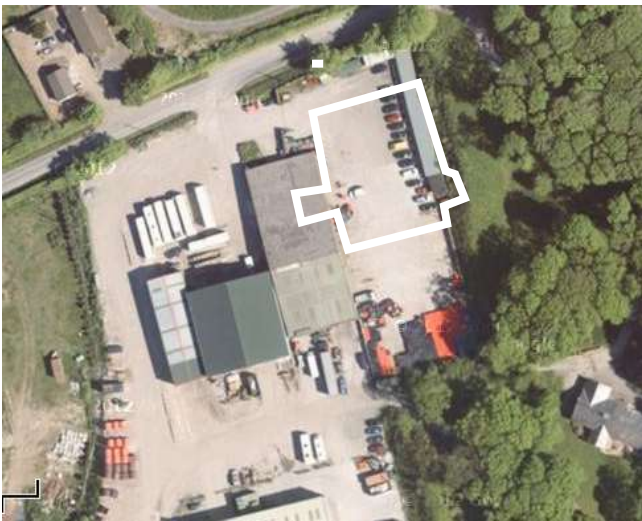


HUDSON & Co

OPEN STORAGE YARD & BUILDINGS

0.30 ACRE (13,345 sq.ft)

WEST DEVON / TAVISTOCK



*Former Spartan Yard, Hayedown Industrial Estate, Hayedown,
Chillaton, Tavistock Devon, PL19 0WN*

- *Busy location adjacent West Devon Waste Transfer Depot***
- *Suit multitude of uses covering B1, B2 and B8 Use Classes***
- *Environmental permits allowing Storage & Treatment
of non-hazard waste / Previously used by BIFFA***
- *Secure hard surfaced yard with Portable Offices
& Workshop / Storage Unit***
- *Flexible Terms/Competitive Rental***

TO LET

01392 477497

LOCATION: The property is situated on the Hayedown Industrial Estate that is located approximately 4 miles north west of Tavistock and 2 miles south of Chillaton. The estate is used by several companies including a number involved in waste collection and recycling, benefitting from the location of West Devon District Council's waste transfer depot that lies immediately adjacent to the property. The property is currently used by a Plymouth based marine business and hitherto by Northover Fuels and BIFFA Waste.

DESCRIPTION: The property forms a roughly rectangular shaped site, forming an area of approximately **0.30 acre (13,345 sq ft)** that is hard surfaced with concrete. The site is secured within palisade fencing and security gates and incorporates the following buildings:

Workshop / Store (Unit 4) 73.22 sq.m 788 sq ft
Concrete framed building with new sliding steel door (W:3.33m x H:2.95m)

Portable Offices: 111.86 sq.m 1,203 sq.ft
Interconnected office cabins, offering a mixture of open plan and compartmentalised offices and stores with staff amenity and toilet facilities.



SERVICES: We are informed that the property is connected to mains electricity, water and private drainage.

RATES:

Description: Land used for storage and premises.

To be re-assessed.

PLANNING: The property has been used as an open storage yard with offices and a storage unit, until recently by Northover Fuels, and prior to this by BIFFA associated with the adjoining waste transfer station on an industrial estate that incorporates B1, B2 B8 uses.

LICENCES/PERMITS:

Hayedown Industrial Estate benefits from a Licence/Permit No: EPR/VP3896HJ to operate a regulated facility for the storage and physical treatment of non-hazardous waste. Biffa have previously used the property as a depot for their dustbin lorries, waste and recycling vehicles.

01392 477497

TERMS: The premises are available on a new lease on flexible terms at a very competitive rental. The portable offices could be made available separately with some parking. Further workshop / storage accommodation is also available; full details on request. .

LEGAL COSTS: Each party is responsible for their own legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Through the Sole Agents

HUDSON & Co.

Tel: 01392 477497 / 01548 831313

Contact: DAVID EDWARDS / SUE PENROSE

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.

01392 477497