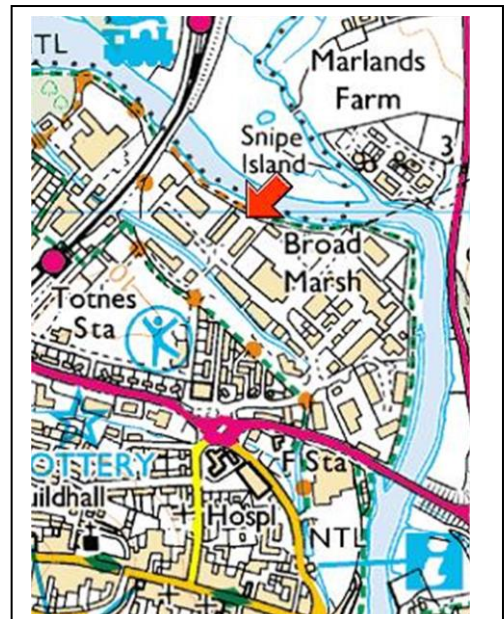
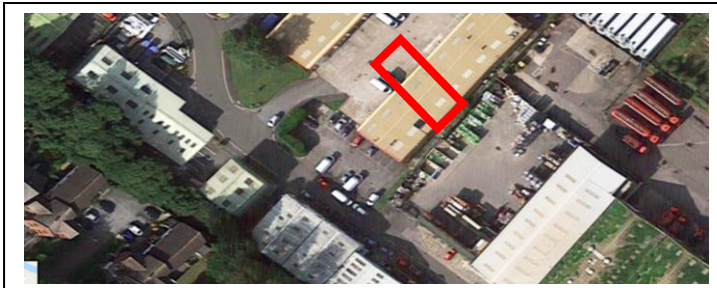


# HUDSON & Co

*Due To Relocation / Available April / May 2024*

## **WORKSHOP / WAREHOUSE** **TOTNES**

**174.72 sq.m 1,880 sq.ft**



***UNITS 3 / 4 The Alpha Centre, Totnes Industrial Estate,  
TOTNES, Devon TQ9 5JA***

***\*Popular Trading Estate / Good Access to A38 / Torbay \****

***\*Ample Parking, Loading & Turning Area\****

***\*Suit variety of uses subject to consents\****

***\*Pleasant Working Environment Adjacent River Dart\****

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

***TO LET***

**01392 477497**

# **UNITS 3 / 4 The Alpha Centre, Totnes Industrial Estate, TOTNES, Devon TQ9 5JA**

**LOCATION:** The Alpha Centre is a modern industrial development with high profile tenants including Intoximeters Limited, Tideford Foods, Challices & SCP Building Products. The development is situated on the popular Totnes Industrial Estate, that lies off the A385, immediately north of Totnes town centre, and close to the junction with the A381 Kingsbridge / Newton Abbot roads

Totnes has become a popular retail location, attracting a large number of visitors and serving an extensive catchment in addition to its resident population of just over 6,000. The town is very conveniently situated as a gateway to the very attractive South Hams, and as a route linking the A38 with Torbay. The offices of South Hams District Council are situated on the outskirts of the town.

**DESCRIPTION:** A rare opportunity to acquire a unit in this popular size range. Currently occupied by SCP Building Products who are relocating to Unit 5, Units 3 / 4 offer approximately 1,880 sq.ft (174.72 sq.m) arranged over ground floor. The accommodation is currently arranged as a warehouse but would equally suit as a light workshop, or a showroom / quasi retail use subject to the appropriate planning consents.

The units form a mid-terrace double unit, of steel portal frame construction with walls of facing brick-work and concrete block-work inner leaf under an insulated plastisol coated sheet roof, incorporating roof lights providing good natural lighting. To the front elevation there are two roller shutter loading doors, pedestrian doors and windows. Internally there is an 8'0 x 8'0 opening between both open plan units, each bay having a toilet and washing facilities. Outside there is a good sized loading apron and ample car parking to the front of the property and with 4 allocated spaces adjacent. Access to articulated vehicles is satisfactory. The units will be re-decorated and upgraded once the current tenant departs.

## **ACCOMMODATION:**

**Gross Internal Area:** 174.72 sq.m 1,880 sq.ft

*All areas are approximate.*

**SERVICES:** Mains water, drainage, gas, and 3-phase electricity are connected to the property. The unit has ample lighting and electricity points. Telephone and broadband are available, incorporating recently installed high speed fibre optic which is ready for tenant connection.

**RATES:** We are informed by the VOA website that the property is assessed as follows:

**Description:** Workshop & Premises

**Rateable Value:** £14,250

**EPC:** Energy Performance Rating D

**PLANNING:** The property is currently used for storage and warehousing 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 unit is available in April / May 2024 to let on a new lease for a term to be agreed. Full details on application.

**LEGAL COSTS:** The ingoing tenant to pay a contribution towards the Landlord's reasonable legal costs in connection with this transaction.

## **VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment through HUDSON & Co.

The sole agents

**Tel: 01548 831313 / 01392 477497 / [info@hudsoncom.co.uk](mailto:info@hudsoncom.co.uk)**

Contact: **DAVID EDWARDS / SUE PENROSE**

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**