

HUDSON & Co.

DAWLISH BUSINESS PARK

MODERN

COMMERCIAL UNIT

100 sq m / 1,076 sq ft

with 3 car parking spaces



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

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

****Modern, Well Appointed Premises****

****Easy Access / 3 Designated Parking Spaces****

****Adjoining occupiers include RNLI, RGB,
Teign Accounting & Switch On Technology****

****Competitive Rental****

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.

ACCOMMODATION: The accommodation comprises of the following approximate areas:

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

Parking: Outside the unit there are 3 designated car spaces, with the opportunity to lease a further space if required.

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

RATES: Assessed as Store & Premises. Rateable Value: £8,600

The unit is rated below the rates relief threshold and should benefit from the current small business nil rates relief subject to the occupier meeting the requirements. Interested parties should address their enquiries to the local rating authority, Teignbridge District Council in Newton Abbot.

PLANNING: The unit has previously been used for workshop & storage purposes on the ground floor with ancillary offices, studio and stores at first floor level. The unit would suit an Office, Studio, Workshop / storage use or as Consulting rooms. 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 a new lease at a competitive rental. Full details on application. The quoting rent is £9,600 per annum exclusive (£800 pcm) plus Vat.

EPC: Energy Performance Rating E.

LEGAL COSTS: The incoming tenant to pay a contribution towards the landlord's legal costs in preparing the lease documentation.

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