

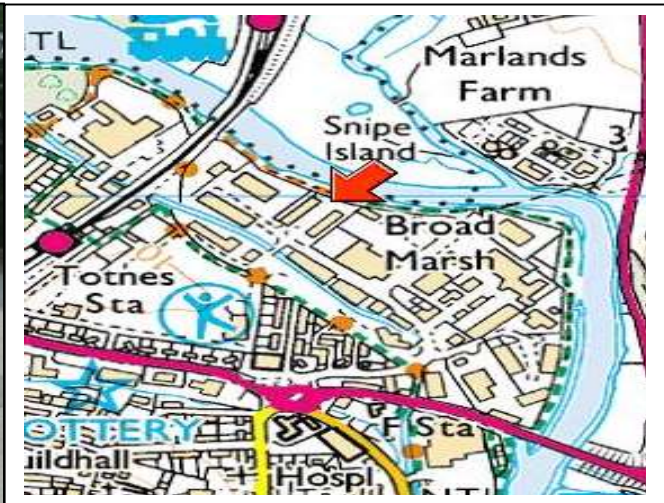
HUDSON & Co.

WORKSHOP / WAREHOUSE

with Secure Yard

TOTNES

90.00 sq m 968 sq ft



UNIT 6H, The Alpha Centre, Totnes Industrial Estate, TOTNES, Devon TQ9 5JA

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

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

****Useful Secure Yard****

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

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

TO LET

01392 477 497

Unit 6H, The Alpha Centre, Totnes Industrial Estate, TQ9 5JA

LOCATION: The Alpha Centre is a modern industrial development with high profile tenants including Intoximeters Limited, Tideford Food and BECO Energy Solutions. 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 an end of terrace unit in this popular size range, with a very useful secure yard. Unit 6H offers approximately 968 sq ft that is currently arranged as a warehouse, but would equally suit a light workshop use.

The building forms an end of terrace 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 is a roller shutter loading door, and a pedestrian door with side window. Outside there is a good sized loading apron and ample car parking to the front and adjacent the property. To the side of the unit there is a very useful yard secured within a palisade fence and gates.

ACCOMMODATION:

Gross Internal Area: **90.00 sq m** **968 sq ft**

Includes toilet and washing amenities.

All area 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 connections are available.

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

Description: **Workshop & Premises**

Rateable Value: **£5,800**

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 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

The sole agents

HUDSON & Co.

Tel: 01548 831313 / 01392 477497

Contact: **DAVID EDWARDS / SUE PENROSE**

[**info@hudsoncom.co.uk**](mailto: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.

