

# HUDSON & Co.

*Due to Re-location*

## **WORKSHOP / WAREHOUSE SOUTH HAMS**

**131.69 sq m 1,417 sq ft**

**Plus Mezzanine 44.01 sq m 473 sq ft**



***Unit 2, River Park Units, Ermington, Nr, Ivybridge  
Devon PL21 9NT***

- \*Popular Trading Estate / Good Access to A38 via Ivybridge\****
- \*Well appointed unit with parking / Adjacent unit also available\****
- \*Suit Motor Trade – Insitu Equipment available for purchase\****
- \*Pleasant Working Environment  
on edge of attractive South Hams village\****
- \*Flexible Terms / Competitive Rental\****

## **TO LET**

**01392 477497**

## **Unit 2, River Park Units, Ermington, Nr, Ivybridge, Devon PL21 9NT**

**LOCATION:** The Unit is located on the popular River Park Estate which is situated on the edge of the attractive village of Ermington, on a busy route to nearby Ivybridge and the A38, that lie approximately 2 miles to the north. Adjoining occupiers include Bigbury Mint, Devon Classic Cars and Ermington MOT Centre.

**DESCRIPTION:** A rare opportunity to acquire a unit in this popular size range. The property offers approximately 1,417 sq ft on the ground floor that is currently arranged as a motor workshop, but would equally suit a storage or warehouse use, also benefits from a useful mezzanine. Forming a mid-terraced unit and having a parking area immediately adjacent, the unit is of steel portal frame construction with full height block-work walls and facing brickwork to the front elevation under a pitched steel profile roof. The two-bay workshop incorporates a single roller-shutter loading door, giving access to a sloping concrete apron. Outside there are 4 dedicated parking spaces.

### **ACCOMMODATION:**

**Gross Internal Area:** 175.70 sq m 1,890 sq ft

Includes:

**Ground Floor:** 131.69 sq m 1,417 sq ft

Includes toilet and washing amenities with electric HW heater

**Mezzanine:** 44.01 sq m 473 sq ft

Stores & Partitioned Staff area

*All area are approximate. The adjoining unit 3 (1,503 sq ft) is also available.*

**SERVICES:** We are informed that the property is connected to mains drainage, water (metered: supplied from the top unit and split 6 ways), and mains electricity (3-phase).

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

**Description:** Workshop & Premises

**Rateable Value:** £6,700

**PLANNING:** The property is currently used as a workshop 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.

**FIXTURES, FITTINGS & EQUIPMENT:** The unit is currently fitted out as a motor workshop and the associated fixtures, fittings and equipment are available by way of separate purchase. A full inventory is available on request.

**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**

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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.



