

HUDSON & Co.

DAWLISH BUSINESS PARK MODERN COMMERCIAL UNIT

1,076 sq ft

with car parking



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

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

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

****Adjoining occupiers include RNLI & Teign Accounting****

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

For Sale / To Let

01392 477497

Units 3 Charter House, Dawlish Business Park, Exeter Road, Dawlish, 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 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	Workshop / Office	GIA	50.00 sq m	538 sq ft
		TOTAL	100.00 sq m	1,076 sq ft

Parking: Outside the unit and in the adjacent designated car spaces

SERVICES: The unit is connected to mains water, drainage and electricity (3-phase)

RATES: To be re-assessed

PLANNING: The unit was previously used as warehouse, workshop and storage premises on the ground floor with ancillary offices, studios and stores at first floor level. Prospective occupiers / purchasers should address any planning enquiries to the local planning authority, Teignbridge District Council in Newton Abbot. Tel. 01626 361101

TERMS: The unit is available For Sale or To Let on terms to be agreed. Full details on application. The adjoining Units 4 & 5 are also available for sale or to let with this unit.

LEGAL COSTS: Each party to pay their own costs in connection with this transaction

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