

HUDSON & Co.

INDUSTRIAL UNIT

Nr, **KINGSBRIDGE**

146.40 sq m 1,575 sq ft



**UNITS 4 -6 BARLEY ROW, TORR QUARRY ESTATE, Nr, KINGSBRIDGE,
DEVON TQ9 7QQ**

****Popular Trading Estate between Kingsbridge & Totnes****

****Well appointed unit with parking / yard****

****Suit Motor Trade****

****Convenient Location only 8 min's drive from Kingsbridge****

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

FOR SALE / TO LET

01392 477497

Units 4 – 6 Barley Row, Torr Quarry, Nr, Kingsbridge, Devon TQ9 7QQ

LOCATION: The Unit is located on the popular Torr Quarry Estate which is situated on the A381 Kingsbridge (3.5 miles) to Totnes (10.8 miles) road in the heart of the South Hams. Adjoining occupiers include Bonwitco Boats, Nicholas Rowell Transport and the Devon County Council Recycling Centre.



DESCRIPTION: A rare opportunity to acquire a unit with ample yard / parking in this popular size range. The unit offers a ground floor of approximately 1,575 sq ft that was previously used as motor workshops, but would equally suit a storage or warehouse use.

Forming part of a mid terrace, the unit has a dedicated parking area immediately adjacent.

The unit is of steel portal frame construction with block-work walls and smart green insulated steel cladding to the front elevation under a pitched steel profile roof. The front elevation incorporates a single roller-shutter loading door (3.0 m wide x 3.0 high), giving access to a concrete apron. Height to apex is approximately 5.43 metres and 4.25 metres to the eaves haunch

ACCOMMODATION:

Gross Internal Area: 146.40 sq m 1,575 sq ft

SERVICES: We are informed that the property is connected to mains water (metered), and mains electricity (3-phase). Drainage is to a septic tank. We are informed that there is a BT Broadband connection.

RATES: To be re-assessed

PLANNING: The unit was previously used as motor workshops 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 For Sale, or alternatively 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 a letting. Each party to bear their own costs in connection with a sale./

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the agents **HUDSON & Co.**

Tel: 01548 831313 / 01392 477497 Contact: **DAVID EDWARDS / SUE PENROSE**

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