

HUDSON & Co.

BUSINESS UNIT

Mainly Offices with **YARD / CAR PARK**

193.32sq m 2,080sq ft



UNIT 1 Horizon Building

Burke Road, Totnes Industrial Estate TQ9 5XL

*** Good location on popular Totnes Industrial Estate***

***Well Located for access to Torbay, South Hams & A38 ***

***Recently *Refurbished**

Useful rear yard / car park

TO LET

01392 477497

Unit 1 Horizon Units, Burke Road, Totnes Industrial Estate, Devon TQ9 5XL

LOCATION: The property is situated on Burke Road in a central position on the popular Totnes Estate, that lies immediately east of Totnes town centre. Totnes is situated in the South Hams District of South Devon, at the junction of the A385 (Paignton) and the A381 (Kingsbridge/Newton Abbot) roads. The Totnes Industrial Estate is popular with industrial occupiers, and benefits from good access to Torbay and the A38, providing a swift link with both Plymouth and Exeter.

DESCRIPTION: The Horizon Building has recently been split into two units of rendered block-work wall construction with brand new external steel profile cladding under a pitched steel profile roof. Outside each unit will benefit from a rear yard / car park (Total 12 cars spaces), to be split between the two units with two separate points of access to Burke Road.

ACCOMMODATION: Internally, Unit 1 comprises of a total gross internal floor area of **193.32 sq m (2,080 sq ft)** arranged over the ground floor. The accommodation currently incorporates various offices of open plan and compartmentalised arrangement, with a kitchen, shower and toilet facilities.

SERVICES: We are informed that the property is connected to mains water, drainage and electricity (3 phase).

RATES:

To be re-assessed

EPC: Rating F

PLANNING: Previous uses of the property was as a laboratory and workshop with associated offices in an area zoned for industrial and warehouse uses, and as tele-sales offices within the B1 Use Class classification. More recently the property was granted a planning consent in 2014 for a children's play centre in accordance with Class D2 (Assembly & Leisure) Use. Prospective occupiers/purchasers should address their planning enquiries to the local planning authority, South Hams District Council in Totnes. **Tel: 01803 861234**

TERMS: The property is available To Let and could easily be combined with the adjoining unit. Full details on application.

VAT: All Figures quoted are exclusive of Vat, unless specified otherwise.

LEGAL COSTS: Each party will be responsible for their own legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment

Through the sole agents

HUDSON & Co.

Tel: 01392 477497 /01548 831313

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.