

# HUDSON & Co.

## BUSINESS UNIT

with OFFICE, YARD / CAR PARK

**147.39sq m    1,586sq ft**



### *UNIT 2 Horizon Building*

*Burke Road, Totnes Industrial Estate, Totnes, 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**

## ***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 2 comprises of a total gross internal floor area of **147.39 sq m (1,586 sq ft)** including a small amenity area at first floor level. The accommodation currently incorporates an open plan area with a separate reception / office, store room and having a kitchen and toilet facilities at first floor level. There are access doors to the side and to the rear car park / yard.

**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. 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**

**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.