

REF: WDBU/3C - DETAILS PREPARED 20.08.2019

# **TO LET**

## **WORKSHOP/WAREHOUSE PREMISES**

**UNIT 3C, WEST DEVON BUSINESS UNITS  
HOLSWORTHY INDUSTRIAL ESTATE  
EX22 6ES**



PHOTO SHOWING UNITS 3A TO 3F TAKEN JUNE 2016

- **53.9 SQ.M (580 SQ.FT.)**
- **EXTERNAL PARKING**
- **SUITABLE FOR VARIOUS USES**
  - **PROMINENT POSITION**
- **FLEXIBLE TERMS AVAILABLE**

## LOCATION

The premises are located on the established Holsworthy Industrial Estate which has seen significant expansion over recent years and is now a substantial commercial location. Holsworthy is at a crossroads for the A3072 and A388 and so provides excellent access to the surrounding area.

## DESCRIPTION

The premises comprise an end of terrace industrial unit of steel portal framed construction under a mono pitched profile sheet roof. Loading is via a roller shutter door and there is a separate personal entrance door. Externally there is parking to the front.

## ACCOMMODATION (All sizes are approximate GIA)

GIA - 53.9 sq.m. (580 sq.ft.)

## EPC

Energy Performance Certificate - Band E - Rating 115

Please ask for more information.

## SERVICES

It is understood that the premises benefit from mains electricity, water and drainage.

## PLANNING

It is understood that the premises currently have consent for industrial uses falling within Use Classes B1 (Light Industry), B2 (General Industry) and B8 (Storage & Distribution). Interested parties are advised to contact Torridge District Council on 01237 428700

## TENURE

The premises are offered by way of a new lease on an FRI basis lease on terms to be agreed.

## RENT

£3,750 per annum

## SERVICE CHARGE

In addition to the rent the tenant will be responsible for a percentage of the costs involved in maintenance of the exterior and common areas, buildings insurance, management etc. For Unit 3C this currently stands at £351.60 per annum.

## RATES

Rateable Value - £2,750. A qualifying business pays no rates.

Torridge District Council Business Rates - 01237 428985

Local Authority Reference - 102912920556945

## VAT

The rent will be subject to VAT

## LEGAL COSTS

Each party to bear their own legal costs.

## VIEWING

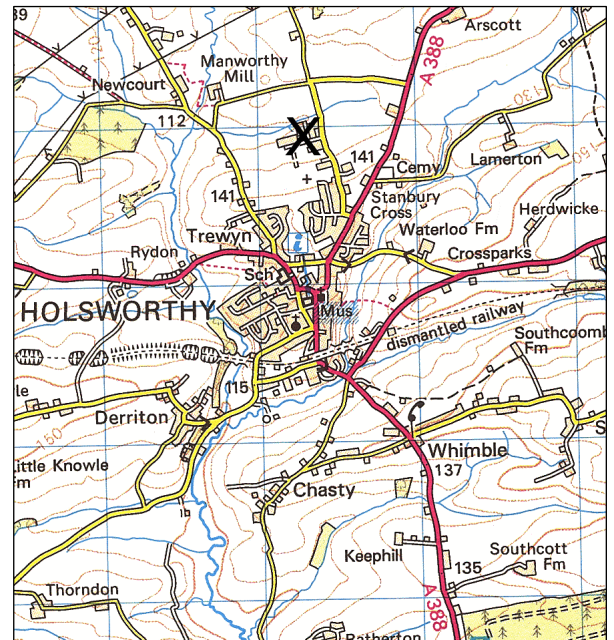
Strictly through the sole agents – **Simon Powell Commercial**

Contact Simon Powell T 01822 611311 E [simon@simonpowell.co.uk](mailto:simon@simonpowell.co.uk)

**[www.simonpowell.co.uk](http://www.simonpowell.co.uk)**

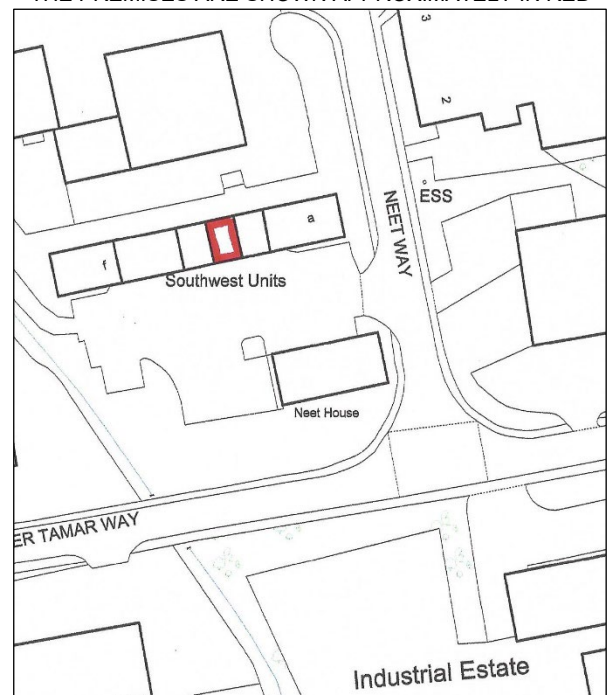
## LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



## SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW OF UNITS 3A TO 3F



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