

REF:S/187/F - DETAILS PREPARED 02.04.2025

TO LET

WORKSHOP/WAREHOUSE PREMISES

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



PHOTO TAKEN SEPTEMBER 2019

- 121.1 SQ.M (1,304 SQ.FT.)
- EXTERNAL PARKING
- SUITABLE FOR VARIOUS USES
- POPULAR COMMERCIAL ESTATE

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)

Unit 3F 121.1 sq.m. (1,304 sq.ft.)

EPC

Energy Performance Certificate – Commissioned.
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 E, B2, and B8. 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

£9,600 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 3F this currently stands at £601.20 per annum.

RATES

Rateable Value - £4,450. A qualifying business pays no rates.

Torridge District Council Business Rates - 01237 428985

Local Authority Reference - 102912920551439

VAT

The rent will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly through the sole agents – **01822 611311**

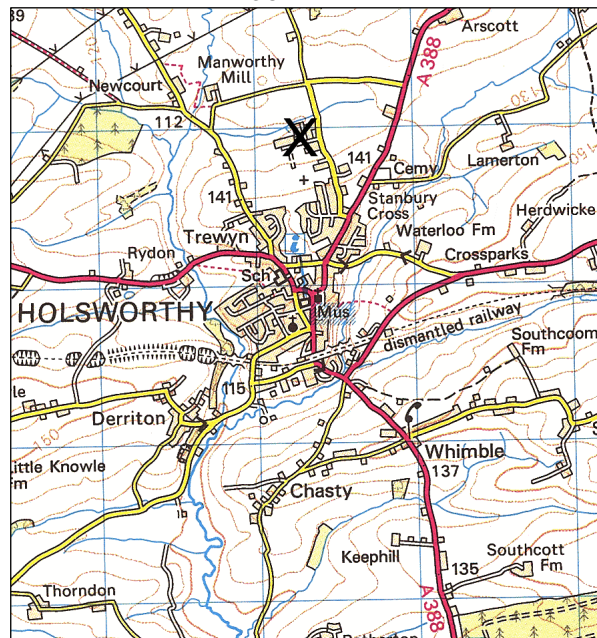
Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

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LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE SHOWN APPROXIMATELY IN RED



VIEW FROM NEET WAY



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