

INDUSTRIAL
OFFICE
RETAIL

TO LET

A MODERN LIGHT INDUSTRIAL UNIT IN CONVENIENT LOCATION ON THE EXETER SIDE OF DAWLISH

Approx. 72 sq.m (770 sq.ft) plus 3 car parking spaces

**UNIT 8 BLACK SWAN BUSINESS PARK, BLACK SWAN ROAD,
DAWLISH, DEVON, EX7 0FQ**



An opportunity to enter into a new lease of this modern Light Industrial Unit on the Black Swan Business Park to the rear of the Sainsbury's Store. The unit is conveniently located adjacent to the main A379 coastal road from Teignmouth to Exeter linking with the M5 and the National motorway network. The premises are suitable for a variety of potential users, subject to the usual consents.

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SITUATION AND DESCRIPTION

This offers an opportunity to acquire a new lease of this modern Starter / Business Unit in a prominent location at the entrance to a new Business Park on the Edge of Dawlish, located to the rear of the New Sainsbury's Supermarket on Exeter Road on the edge of the town. Dawlish is located approximately 10 miles south of Exeter, 9 miles West of Newton Abbot and 2 miles North of Teignmouth. Road access to Dawlish is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at junction 30 approximately 10 miles away. Dawlish town centre is approximately 1 mile from the property and offers good local retail facilities, with more comprehensive facilities available at Exeter or Newton Abbot.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Industrial Unit **12.4m x 5.7m (40'8" x 18'9") max**

Accessed from the front courtyard and parking area via either an electric roller shutter door or part glazed entrance door. The unit has been fitted out with power and overhead lighting and a Powermatic gas fired over-head hot air blower. Translucent roof lights giving good natural light. To the rear is a....

Toilet

Low level WC suite with wash hand basin and incorporating disabled facilities.



EXTERNALLY

The unit has 3 allocated reserved car parking spaces.

RENT & TENURE

£7,280 per annum plus VAT for a new 6 year lease, contracted outside of the Landlord and Tenant Act, with a rent review and tenant only break clause at the end of the 3rd year providing 6 months prior written notice. A 3 months rent deposit may also be required.

The Landlord will be responsible for the external repair and decoration with the tenant responsible for the internal repair and decoration. A service charge is payable for the maintenance of the estate roads, parking and landscaping areas and the building Insurance premium.

SERVICES

We understand that all mains services are available to the unit including 3 phase electricity, gas, mains water and drainage.

RATES

Rateable Value: - £6,200 (2023 Valuation List)

A reduction of up to 100% may be available under the small business rate relief scheme. To see if you or the premises qualify please contact Teignbridge District Council (01626 361101)

LEGAL COSTS

A contribution of £395 plus VAT is required towards the landlord's legal and administration costs in setting up the lease.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained. A summary is below, a full version is available to download from the web site. The rating is C 62

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0412)



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19/11/2024, 15:14 Energy performance certificate (EPC) - Find an energy certificate - GOV.UK

Energy performance certificate (EPC)

Unit 8 Black Swan Business Park Black Swan Road DAWLISH EX7 0FO	Energy rating C	Valid until: 15 August 2027
		Certificate number: 0897-9088-3730-5600-4303

Property type B2 to B7 General Industrial and Special Industrial Groups
Total floor area 75 square metres

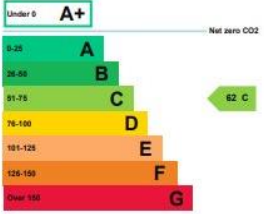
Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.
The better the rating and score, the lower your property's carbon emissions are likely to be.



Under 0	A+	Net zero CO2
0-35	A	
36-50	B	
51-75	C	52 C
76-100	D	
101-125	E	
126-150	F	
Over 150	G	

How this property compares to others

Properties similar to this one could have ratings:

If newly built **35 B**

If typical of the existing stock **102 E**

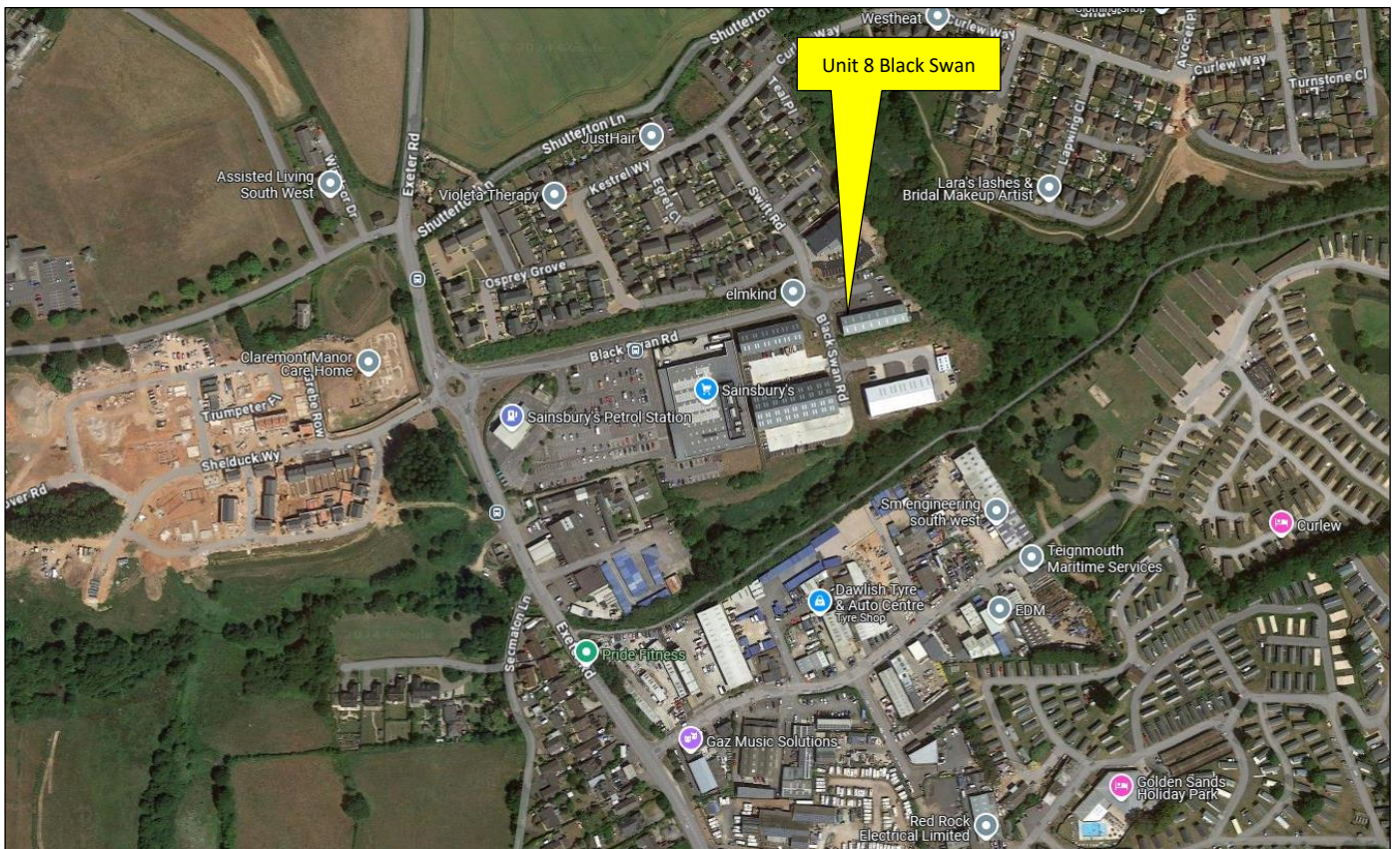
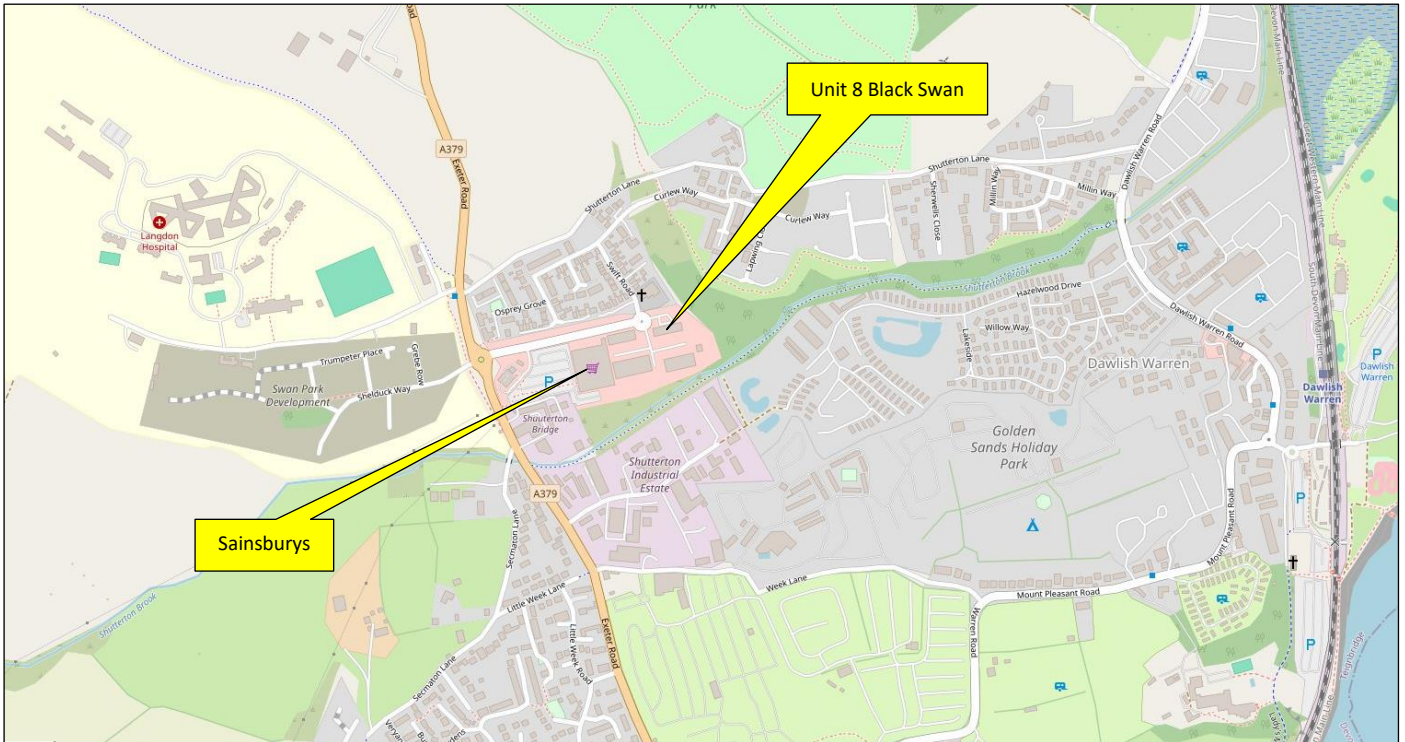
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.