

# TO LET

## MODERN BUSINESS UNIT WITHIN THIS RECENTLY FORMED FOOD HUB ON THE EDGE OF TOTNES

Approximately 92.6 sq.m (997 sq.ft) with Parking  
Restricted to a Food or Drinks based Manufacturing or distribution Business

**UNIT 4, SOUTH DEVON FOOD HUB, LONGCOMBE,  
TOTNES, DEVON, TQ9 6PN**



This exciting Development located on the edge of Totnes in the heart of the South Hams is based on a Farm where the owners have created a collaborative food hub with various opportunities for prospective tenants' in a range of Business Units. Tenants already in occupation include Sharpham Cheese, Orchard Drinks and Devon Distillery, with the Landlords seeking further local Food or Drink based business to fit in with these users. Full details can be provided on request.

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#### SITUATION AND DESCRIPTION

The premises are located in a convenient location just off the A385 Totnes to Paignton Road offering ease of access to Totnes Town centre, but also offering quick access to Paignton, Torquay and the South Hams. The A380 now offers direct links to Exeter and the M5 Motorway which is approximately 30 miles distant providing excellent access to the National motorway network together with links to the A30/A303 to Okehampton, Cornwall, Honiton and London.

The premises are located in a spacious courtyard with good loading and unloading facilities and allocated car parking. They are built to a good specification offering full height open plan accommodation, with their location offering ease of access to Totnes and the South Hams plus Paignton and Torbay.

#### ACCOMMODATION

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

##### Warehouse

**11.9m x 7.8m (39'0" x 25'6") max**

Electric full height roller shutter door to the front offering good vehicular access with pedestrian door adjoining. Windows to the rear offering natural light. Planning exists for additional high level windows should a tenant wish to install a mezzanine floor with offices etc in the future. The minimum eaves height is 5.8m (19'0") rising to 7.4 (24'3"). Power and LED lighting as fitted. Power floated concrete floor. A small office and kitchenette can be constructed by the landlords if required.



##### Toilet

A low level WC suite with wash hand basin and electric water heater over will be constructed.

#### EXTERNALLY

The premises have a large shared loading and unloading area to the front with allocated car parking spaces.

#### SERVICE CHARGE

A small service charge is payable for the shared courtyard and any shared services.

#### RENT

A rent of £8,950 pax plus VAT is sought for this modern Industrial Unit available for local food or drinks based businesses. A 3 month rent deposit will be required to be held for the duration of the lease.

#### TENURE

The premises are available on a new 6 year lease with an upwards only rent review at the end of the third year. A tenant only break clause can also be incorporated at the mid-way point with 6 months prior written notice. The lease will be contracted outside of the Landlord and Tenant Act.

The Landlord will be responsible for the external repairs and decorations with the Tenants responsible for the internal repairs and decorations plus the Roller Shutter door.

#### BUSINESS RATES

Rateable Value: - £8,900 (2023 Valuation)

For further information on the Business rates payable, please contact South Hams District Council on 01803 861234.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for the premises a summary of which is shown below. A full copy is available to download from the web site. The rating for the premises is:

#### LEGAL COSTS

The landlords will require a contribution of £395 plus VAT towards their legal and administrative costs for setting up the new lease, to include abortive costs.

#### VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0857)



**FAO. Tony Noon**

**Tel. 01392 691007**

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**Email. tn@noonroberts.co.uk**

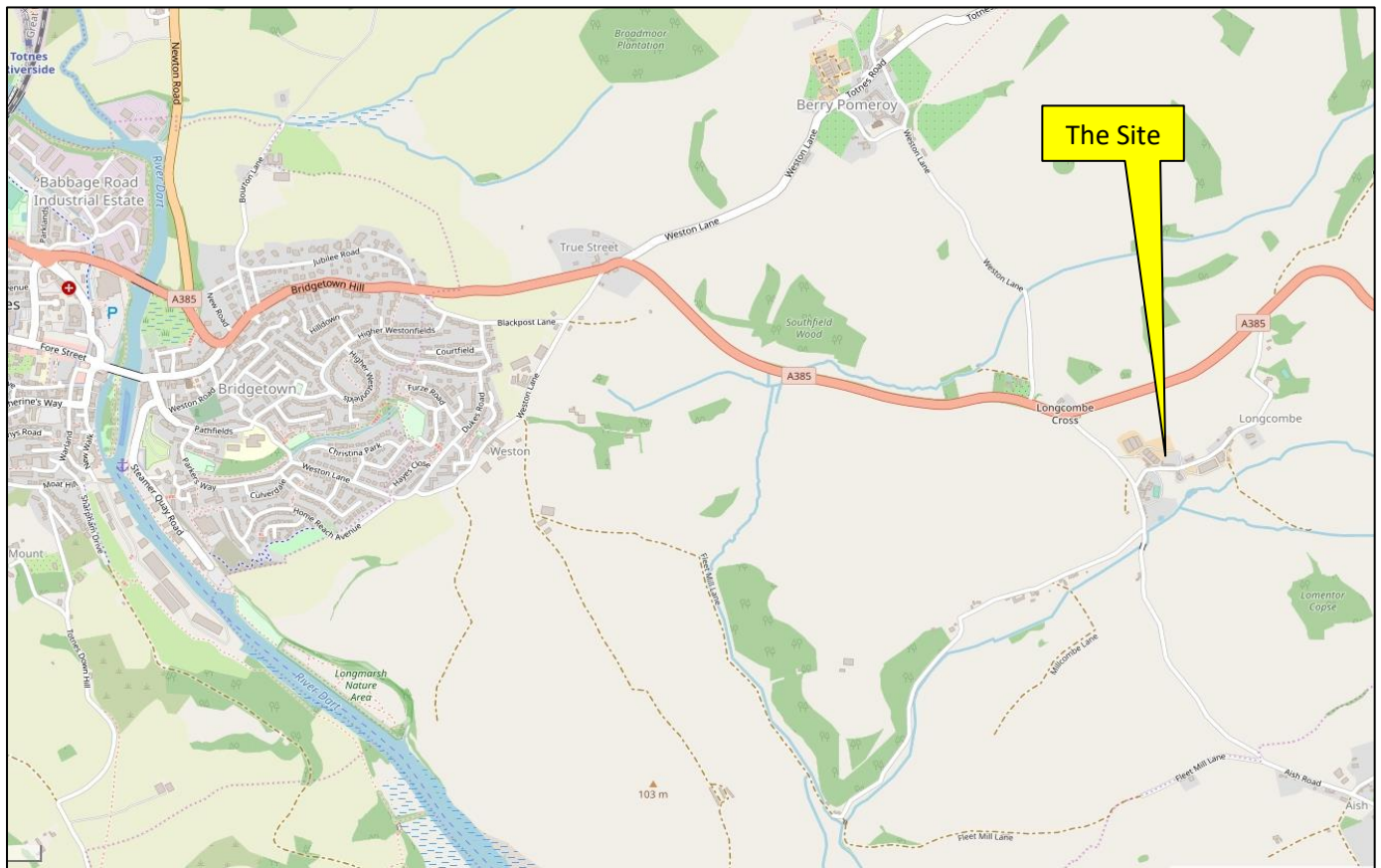
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances 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.