

# TO LET

## MODERN INDUSTRIAL / WAREHOUSE UNIT ON WELL LOCATED BUSINESS PARK

Approximately 196 sq.m (2,110 sq.ft) with 5 allocated Parking Spaces and Loading area

**UNIT 14 BEACON PARK, PLYMOUTH ROAD, DARTINGTON,  
TOTNES, DEVON, TQ9 6DX**



Unit 14 is an end of terrace Industrial / Warehouse Unit on this convenient and popular Business Park just off the Plymouth Road at Dartington, and offering easy access to Plymouth via the A38, Totnes and the South Hams or into Torbay and Paignton. There is also a bus stop outside the Business Park. Located on this well-established Estate, the Unit offers ample parking and loading / unloading areas, and would suit a variety of potential users.

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#### **SITUATION AND DESCRIPTION**

Dartington is a popular location due to its close proximity to Totnes and Torbay in one direction, or the A38 Dual Carriageway in the other which links Exeter with Plymouth joining the M5 Motorway network at Exeter. Plymouth is approximately 21 miles distant, Exeter 24 miles, Newton Abbot 12 miles and Torquay 15 miles and Totnes 3 miles distant. Dartington and Totnes have a good range of local amenities including retail, education and leisure facilities. Totnes also has a mainline railway station. Beacon Park has benefited over recent years from a rolling programme of improvement to both the buildings and their environment. The estate has ample parking and offers a tenant modern and convenient business premises with a range of other industrial, warehouse and specialist trade occupiers. The landlord can fit out the unit to suit a tenants requirement at an additional cost if required. Full details on request.

Unit 14 is currently used as a Warehouse / mail Order unit and has an extensive double deck mezzanine floor installed by the existing tenant. This can be made available as a whole or in part if required by separate negotiations with the tenants, or can be removed to create an open plan Unit. The premises are located at the end of a terrace of 2 Units and would suit a variety of potential occupiers including Manufacturing, Warehousing / Mail Order or Trade Counter users, subject to the usual consents.

#### **ACCOMMODATION**

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

##### **Workshop**

**16.75 x 11.5m (54'11" x 37'9") max**

Glazed panel with glazed entrance door ideally suited to a trade counter, plus a full height electric Roller Shutter door providing excellent vehicular access to the premises. Minimum eaves height 5.64m (18'6") rising to 7.15m (23'5") at the centre. High level windows on the side elevation. Translucent roof lights making this a light and airy premises. Power points and lighting as fitted. Constructed within this area is a :-

##### **Accessible Toilet**

Low level W/C suite with wash hand basin and disabled facilities as fitted.

On a small mezzanine floor located to the front of the unit is:-

##### **Office / Kitchen**

**2.59m x 2.37m (8'6" x 7'9") max**

Fitted with a worktop with inset stainless steel sink unit and single drainer with cupboards below. Space for fridge. Carpet tiles. Window overlooking the warehouse area.



#### **EXTERNALLY**

The property benefits from 5 allocated parking spaces to the front plus a concreted loading / unloading area.

#### **RENT**

A rent of £19,750 pa exclusive is sought for these modern Industrial / Warehouse premises on this sought after estate.

#### **VAT**

We understand that VAT is payable on the rent and service charge.



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#### LEASE

A new 6 year effective FRI lease is available by way of service charge, contracted outside of the Landlord and Tenant Act, 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, providing 6 months prior written notice. A 3 months rent deposit will be required.

A service charge will be payable for the maintenance of the landscaping areas and any shared services. The tenants will also be required to reimburse the landlord for a proportion of the Estates Buildings Insurance.

#### SERVICES

Mains electricity (including 3 phase), water and drainage are available to the premises.

#### LEGAL COSTS

A contribution of £395 plus VAT is required towards the Landlords legal and administrative costs, to include abortive costs, for the setting up of the new lease.

#### ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained, a summary is below. The full version can be downloaded from the web site,. The rating is: C 59.

#### RATES

Rateable Value: - £12,000 (2023 Valuation List)

Up to a 100% Business Rates reduction may be available under the Small Business Relief scheme. To see if you or the premises qualify for this discount please contact South Hams District Council Business Rates department (01803 861234)



#### VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0876)



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#### Energy performance certificate (EPC)

Unit 14 Seaton Park Dartington Totnes TQ9 6DX	Energy rating <b>C</b>	Valid until: 17 May 2032 Certificate number: 1015-6266-0892-9478-4754
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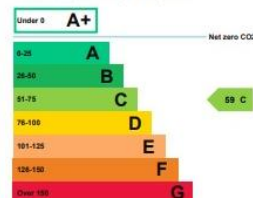
Property type	B1 Offices and Workshop businesses
Total floor area	196 square metres

#### 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.

#### How this property compares to others

Properties similar to this one could have ratings:

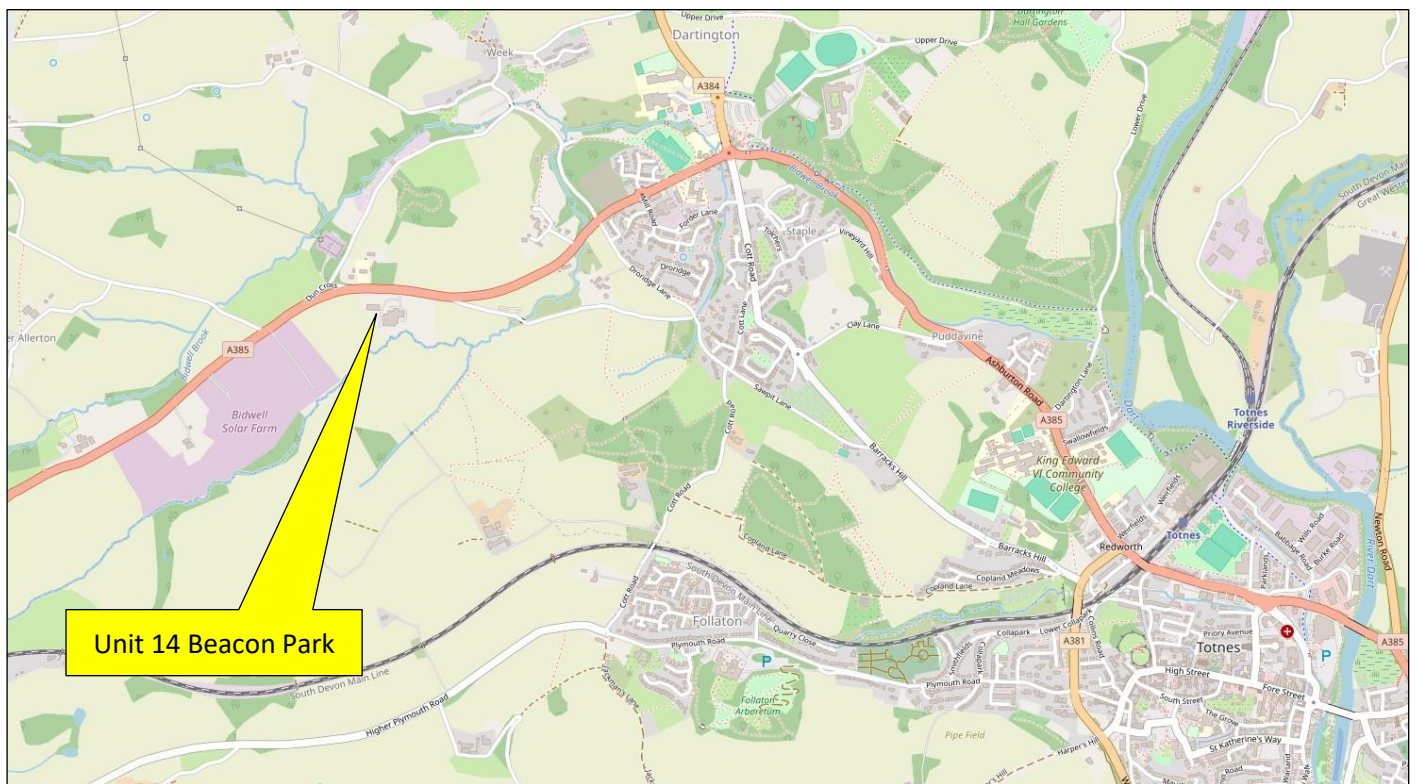
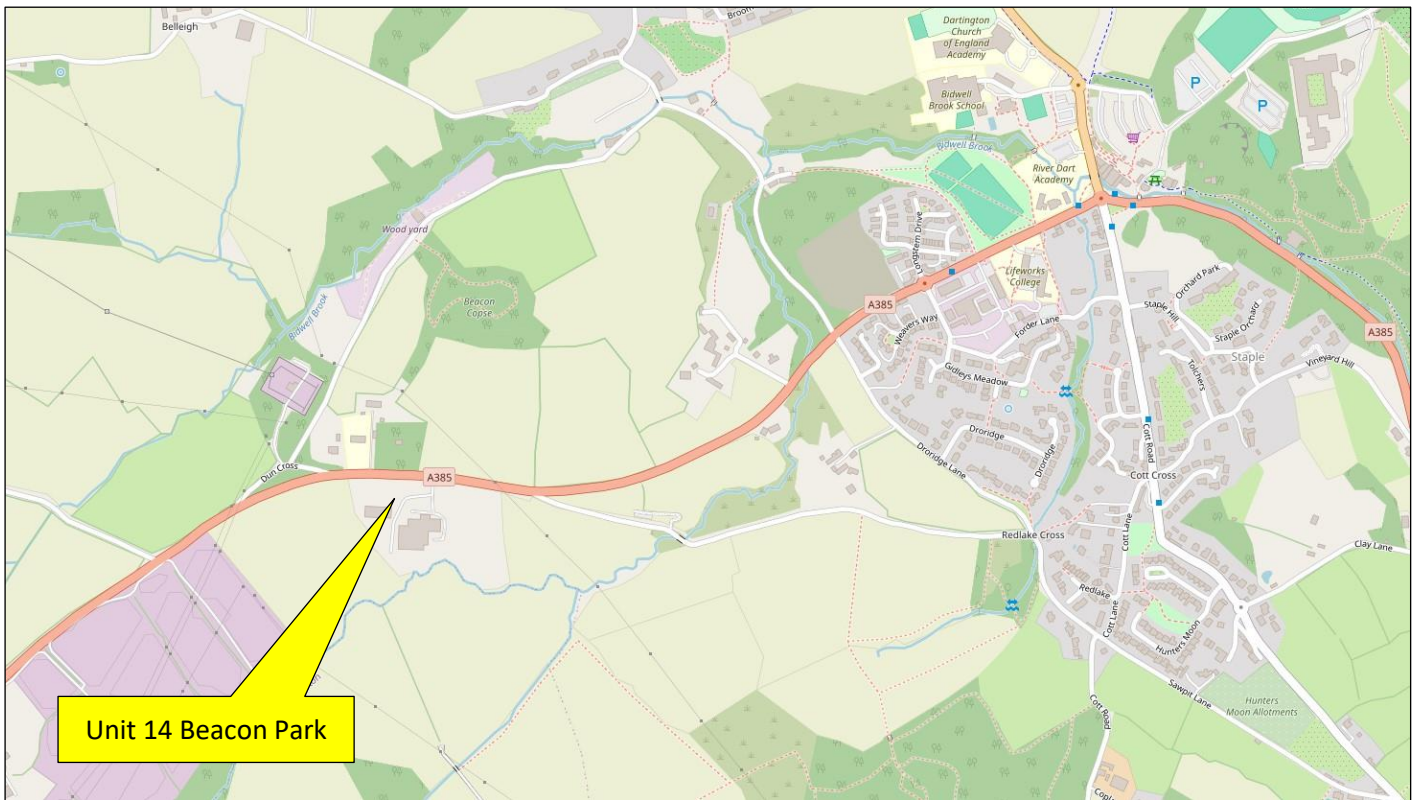
If newly built	18 A
If typical of the existing stock	54 C



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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.