

TO LET

WELL FITTED INDUSTRIAL / TRADE COUNTER UNIT ON THE SHUTTERTON BUSINESS PARK IN DAWLISH

Approx. 131 sq.m (1,410 sq.ft) on Ground Floor plus First Floor Mezzanine Storage of 87 sq.m (936 sq.ft) so totalling 218 sq.m (2,346 sq.ft) plus allocated parking.

**UNIT 5 MATTHEWS HOUSE, DAWLISH BUSINESS PARK,
EXETER ROAD, DAWLISH, DEVON, EX7 0NH**



An unusual opportunity to acquire a new lease of this well fitted Industrial / Trade Counter Unit located in a terrace of modern Industrial Units in a gated site on the popular Shutterton Business Park on the Exeter side of Dawlish. The premises were well fitted by a previous tenant to include a trade counter, warehouse area, Mezzanine Storage plus an Office and Staff Room. The premises are now suitable for a wide variety of users with the benefit of the comprehensive Trade Counter fit out, or an alternative use.

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SITUATION AND DESCRIPTION

Dawlish is a popular resort situated on the South Devon coast midway between the River Exe and River Teign estuaries. 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. The Business Park is located adjacent to the A379 on the Exeter side, with the town centre approximately 1 mile from the property offering a good range of local facilities.

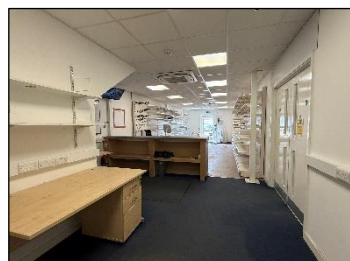
The Dawlish Business Park is located on the Exeter side of Dawlish close to the Sainsburys Supermarket, and offers a range of units and users from manufacturing, Storage and Trade Counter users. The units is arranged as a Trade Counter / showroom and Warehouse on the ground floor with an office to the rear, plus part Mezzanine storage over with staff room. The Trade counter is well fitted with display shelving, plus racking to the mezzanine floor, which can be removed if not required. To the front is an allocated parking area.

ACCOMMODATION

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

Showroom / Counter 15.89m x 4.21m (52'2" x 14'2") max

Glazed pedestrian door into a well fitted Showroom / Trade counter area with suspended ceiling with integrated LED lighting and ceiling mounted HVAC cassette. Display shelving to 2 walls which can be removed if not required. Door to Warehouse area.



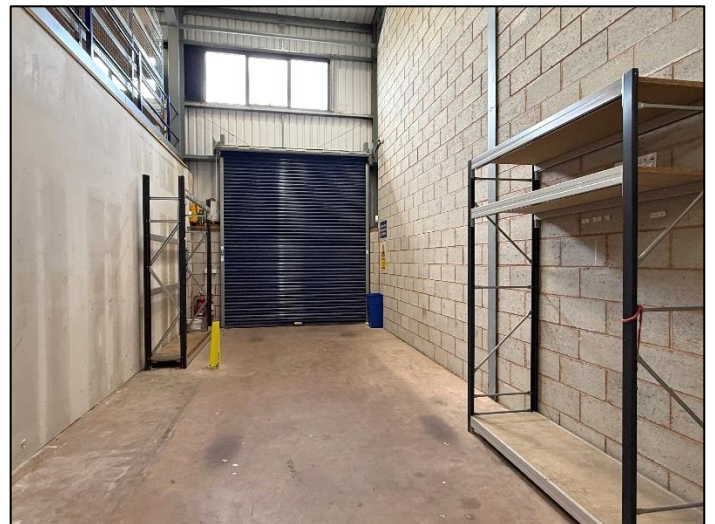
Office 3.27m x 2.27m (10'9" x 7'5") max

Door from the counter area Electric wall heater. Dado trunking with power and data. Carpeted. Suspended ceiling with LED panels.

Warehouse

15.82m x 3.95m (51'11" x 12'11") max

Full height electric roller shutter door to loading area. Concrete floor. Overhead lighting. Doors to showroom. Forklift loading point onto part Mezzanine floor over.



Accessible Toilet

WC suite with wash hand basin. Electric wall heater. Electric water heater.

Kitchenette

1.79m x 0.97m (5'10" x 3'2") max

Stainless steel sink inset into worktop with cupboards under. Tiled splashbacks. Vinyl flooring.

From the rear of the ground floor showroom area, a steel staircase leads up to the

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Mezzanine Floor

8.33m x 4.12m plus 7.86m x 6.78m
(27'4" x 13'6" plus 25'9" x 22'3") max

Useful storage area in an L shape with stairs to the ground floor and a fork lift access point onto the Mezzanine area. Translucent roof panels and over head lighting.



EXTERNALLY

To the front of the premises is a concrete loading and unloading area with 3 allocated car parking spaces.

RENT AND SERVICE CHARGE

A rent of £14,950 per annum is sought for this modern and well fitted out Industrial or Trade Counter unit on this busy Industrial estate. The rent will be payable quarterly in advance by standing order. A service charge is payable to cover the costs of the shared landscaping and shared services. VAT is payable on the rent.

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the 3rd year. A tenant only break clause can also be incorporated at the mid-way point. The lease will be contracted outside of the Landlord and Tenant Act 1954.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained. A summary is below, a full copy can be downloaded from the web site. The rating for the property is: - C 73

RATES

Rateable Value: - £13,000 (2023 valuation)
We understand qualifying businesses could benefit from a Business Rates reduction of up to 100% under the Small Business Rate Relief scheme. Full details from Teignbridge District Council.

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

The landlords will require a contribution of £395 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 agent, for the attention of Tony Noon (07831 273148) Ref (0890)

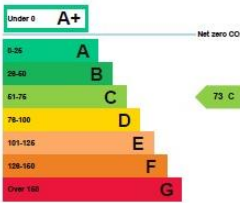




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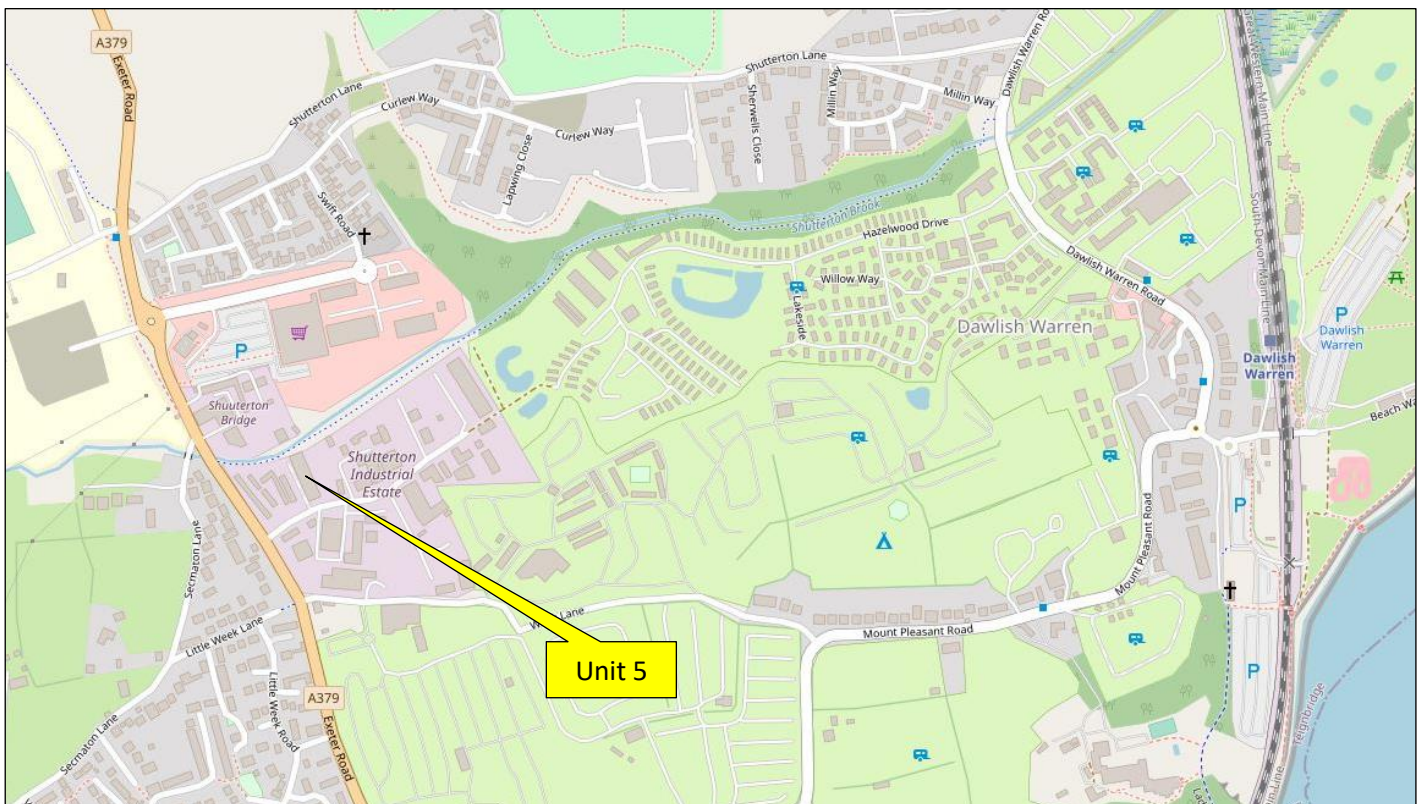
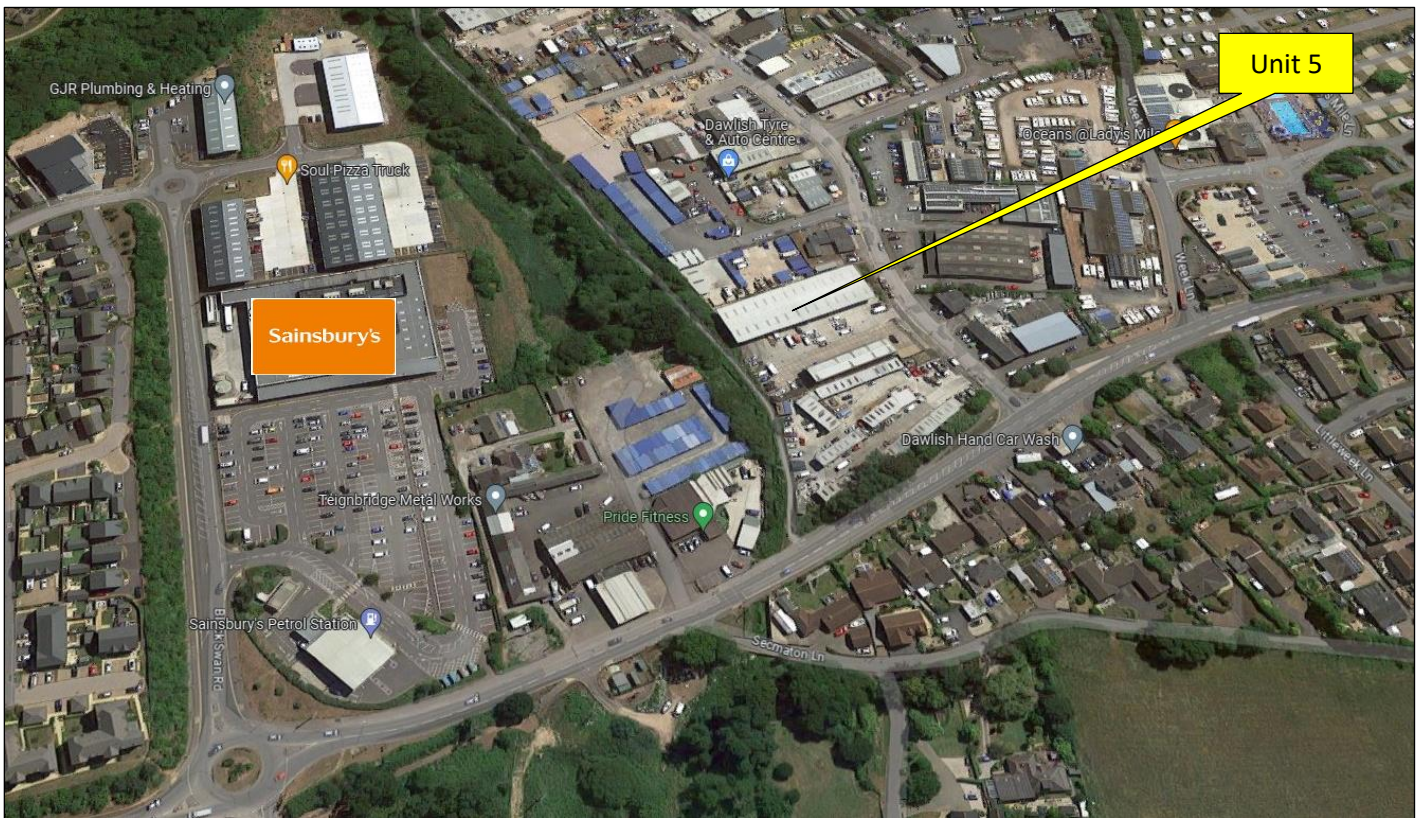
Web. www.noonroberts.co.uk

Energy performance certificate (EPC)		
Unit 5 Matthews House Dawlish Business Park DAWLISH EX7 0H4	Energy rating C	Valid until: 20 April 2031 Certificate number: 5446-8865-2353-0969-7587
Property type	B8 Storage or Distribution	
Total floor area	230 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 		
If typical of the existing stock 		

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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.