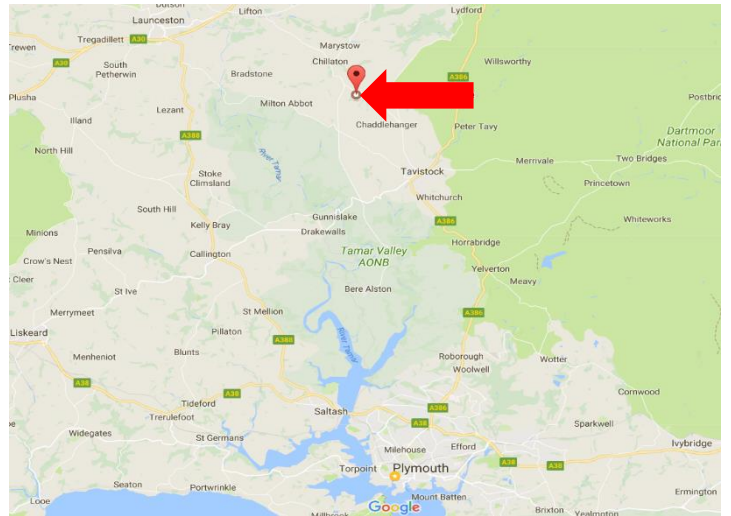


# HUDSON & Co

## INDUSTRIAL UNIT

**88.49 sq.m 952 sq.ft**

## WEST DEVON / TAVISTOCK



***UNIT 2, Hayedown Industrial Estate, Hayedown, Chillaton,  
TAVISTOCK Devon, PL19 0WN***

- \*Busy location adjacent West Devon Waste Transfer Depot\***
- \*Suit multitude of uses covering B1, B2 and B8 Use Classes\***
- \*Environmental permits allowing Storage & Treatment  
of non-hazardous waste\***
- \*Flexible Terms/Competitive Rental\***

# TO LET

**01392 477497**

**LOCATION:** The property is situated on the Hayedown Industrial Estate that is located approximately 4 miles north west of Tavistock and 2 miles south of Chillaton. The estate is used by several companies including a number involved in waste collection and recycling, benefitting from the location of West Devon District Council's waste transfer depot that lies immediately adjacent to the property.

**DESCRIPTION:**

A terraced unit of concrete framed construction with full height blockwork walls and incorporating a roller shutter loading door (W:3.83m x H:3.60m), pedestrian door, office, and toilet. Towards the rear of the unit there is a slight step up in the floor slab. The accommodation comprises of the following areas:



<b>Workshop / Store</b>	<b>88.49 sq.m</b>	<b>952 sq.ft</b>
Incl.		
Office:	6.84 sq.m	73 sq.ft
Toilet: LL WC, Pedestal WHB		

**SERVICES:** We are informed that the property is connected to mains electricity, water and private drainage.

**RATES:**

To be re-assessed.

**PLANNING:** The property has been used as a workshop and storage unit, on an industrial estate that incorporates B1, B2 B8 uses. Prospective occupiers should address their planning enquiries to West Devon District Council Tel: 01822 813600.

**LICENCES/PERMITS:**

Hayedown Industrial Estate benefits from a Licence/Permit No: EPR/VP3896HJ to operate a regulated facility for the storage and physical treatment of non-hazardous waste.

**TERMS:** The premises are available on a new lease on flexible terms at a very competitive rental. Full details on application. Further accommodation also available, full details on request.

**LEGAL COSTS:** Each party is responsible for their own legal costs in connection with this transaction.

**VIEWING & FURTHER INFORMATION:**

Through the Sole Agents

**HUDSON & Co. Tel: 01392 477497 / 01548 831313**

**Contact: DAVID EDWARDS / SUE PENROSE**

**Email : info@hudsoncom.co.uk**

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.

**01392 477497**