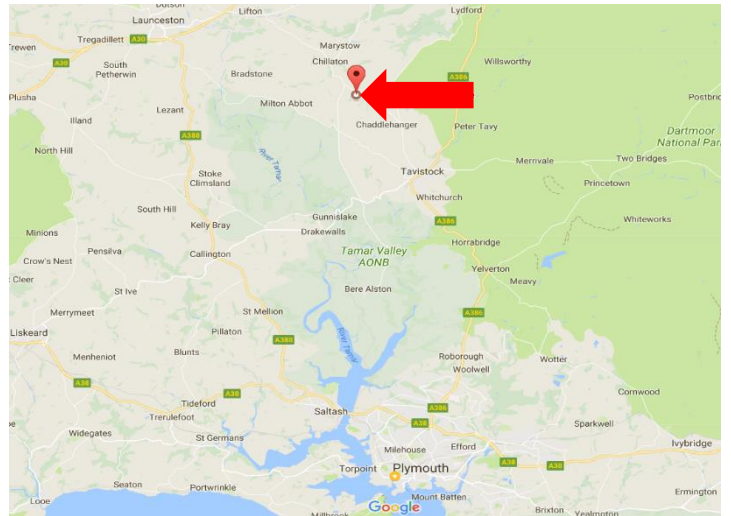


HUDSON & Co

INDUSTRIAL UNIT

149.67 sq.m 1,610 sq.ft

WEST DEVON / TAVISTOCK



***UNIT 3, 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:3.62m x H:4.57m), pedestrian door, office, kitchen and toilet. The accommodation comprises of the following areas:

Workshop / Store	149.67 sq.m	1,610 sq ft
Incl.		
Office:	6.05 sq.m	65 sq.ft
Kitchen: sink unit	2.76 sq.m	30 sq.ft
Toilet: LL WC		



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