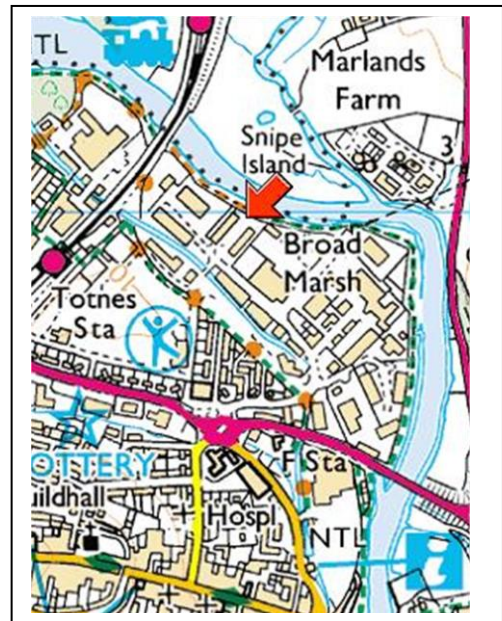


HUDSON & Co

WORKSHOP / WAREHOUSE TOTNES

174.72 sq.m 1,880 sq.ft



***UNITS E & F The Alpha Centre, Totnes Industrial Estate,
TOTNES, Devon TQ9 5JA***

- *Popular Trading Estate / Good Access to A38 / Torbay ****
- *Ample Parking, Loading & Turning Area****
- *Suit variety of uses subject to consents****
- *Pleasant Working Environment Adjacent River Dart****
- *Flexible Terms / Competitive Rental****
- *Preference to let as a whole but may consider a split****

TO LET

01392 477497

UNITS E & F The Alpha Centre, Totnes Industrial Estate, TOTNES, Devon TQ9 5JA

LOCATION: The Alpha Centre is a modern industrial development with high profile tenants including Intoximeters Limited, Southfield Windows, Challices & SCP Building Products. The development is situated on the popular Totnes Industrial Estate, that lies off the A385, immediately north of Totnes town centre, and close to the junction with the A381 Kingsbridge / Newton Abbot roads

Totnes has become a popular retail location, attracting a large number of visitors and serving an extensive catchment in addition to its resident population of just over 6,000. The town is very conveniently situated as a gateway to the very attractive South Hams, and as a route linking the A38 with Torbay. The offices of South Hams District Council are situated on the outskirts of the town.

DESCRIPTION: A rare opportunity to acquire a double unit in this popular size range, that has not been on the market for a very long time. Currently occupied by Challices who are moving on, Units E & F offer approximately 1,880sq.ft (174.72sq.m) arranged over ground floor. The accommodation is currently configured as a warehouse but would equally suit as a light workshop, or a showroom / quasi retail use subject to the appropriate planning consents.

The units form a mid-terrace double unit, of steel portal frame construction with walls of facing brick-work and concrete block-work inner leaf under an insulated plastisol coated sheet roof (recently re-clad), incorporating roof lights providing good natural lighting. To the front elevation there are two roller shutter loading doors, pedestrian doors and windows. Internally there is an opening between both open plan units, one bay (Unit F) having a toilet and washing facilities. Outside there is a good-sized loading apron and ample car parking to the front of the property and with 4 allocated spaces adjacent. Access to articulated vehicles is satisfactory.

ACCOMMODATION:

Gross Internal Area: 174.72sq.m 1,880sq.ft

All areas are approximate.

SERVICES: Mains water, drainage and 3-phase electricity are connected to the property. The unit has ample lighting and electricity points. Telephone and broadband are available, incorporating high speed fibre optic which is ready for tenant connection. Mains gas is possibly now available in the road (interested parties to pursue their own enquiries in this respect).

RATES: We are informed by the VOA website that the property is assessed as follows:

Description: Workshop & Premises

Rateable Value: £14,250

EPC: Energy Performance Rating ?

PLANNING: The property is currently used for storage and warehousing in an area zoned for commercial uses. Prospective occupiers should address any planning enquiries to the local planning authority, South Hams District Council in Totnes, Tel: 01803 861234.

TERMS: The unit will be available to let on a new lease for a term to be agreed. Full details on application.

LEGAL COSTS: The ingoing tenant to pay a contribution towards the Landlord's reasonable legal costs in connection with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through HUDSON & Co.

The sole agents

Tel: 01548 831313 / 01392 477497 / info@hudsoncom.co.uk

Contact: **DAVID EDWARDS / SUE PENROSE**

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.

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