HUDSON & Co

Prominent

SHOWROOM / WAREHOUSE

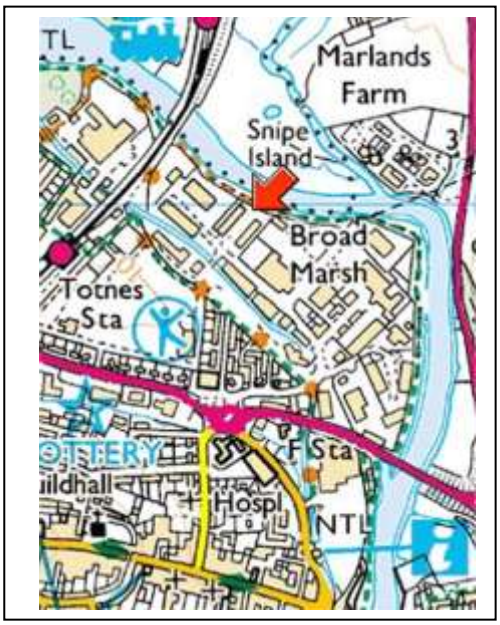
with offices

TOTNES

278.81sq.m 3,000sq.ft







UNITS 1 / 2 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 including showroom subject to consents
Pleasant Working Environment Adjacent River Dart
**Flexible Terms / Competitive Rental*

TO LET

01392 477497

UNITS 1 / 2 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, Happy Butter Ltd and Southfield Windows. 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 unit in this popular size range. Formerly occupied by Beco Solar & recently by Carpetwise, Units 1 / 2 offers approximately 3,000sq.ft (278.81sq.m) arranged over mainly ground floor, with a small element of mezzanine. The accommodation is currently arranged as a showroom / quasi retail use & storage benefiting from a prominent location to the estate road,.

The building forms an end of terrace double unit, of steel portal frame construction with walls of facing brick-work and concrete block-work inner leaf under a new insulated plastisol coated sheet roof. To the front elevation there is a roller shutter loading door, a pedestrian door and windows. Outside there is a good-sized loading apron and ample car parking to the front and side of the property. Access to articulated vehicles is satisfactory.

ACCOMMODATION:

Gross Internal Area: **278.81 sq.m** **3,000 sq.ft**
Includes: reception / showroom, warehouse, offices, toilet, washing amenities and a mezzanine.
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 connections are available.

RATES: We are informed by the VOA website that the property is assessed as follows:
Description: **Retail Showroom, Workshop & Premises** **Rateable Value:** **£28,000**

EPC: Energy Performance Rating E (Expires 01/05/2028)

PLANNING: The property has recently been used for retail showroom, 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 is 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
The sole agents

HUDSON & Co.
Tel: 01392 477497
Contact: **DAVID EDWARDS / SUE PENROSE**
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