

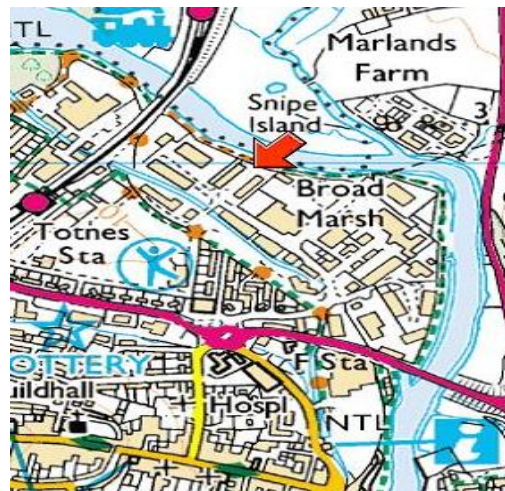
HUDSON & Co.

Due to Relocation

WORKSHOP / WAREHOUSE with Yard & Offices

TOTNES

359.57 sq m 3,869 sq ft



***UNIT 5, The Alpha Centre, Totnes Industrial Estate
TOTNES, Devon TQ9 5JA***

****Currently used by Tideford Foods for Food Production****

****Popular Trading Estate / Good Access to A38 / Torbay ****

****Ample Parking, Loading & Turning Area****

**** End of Terrace Unit with Very Useful Secure Yard 3,304 sq ft ****

****Pleasant Working Environment Adjacent River Dart****

****Flexible Terms / Competitive Rental****

TO LET

01392 477 497

LOCATION: The Alpha Centre is a modern industrial development with high profile tenants including Intoximeters Limited, Tideford Food and BECO Energy Solutions. 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: Currently occupied by Tideford Foods, who have now outgrown the premises and are relocating, Unit 5 offers approximately 3,869 sq ft that is currently arranged as compartmentalised food safe chilled accommodation that would suit a company involved in the catering / food preparation sector. Alternatively, the current layout can be altered to provide an open plan unit with some offices and the usual staff amenities.

The building forms an end of terrace 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, incorporating roof lights providing good natural lighting. To the front elevation there are 3 roller shutter loading doors, a pedestrian door and windows to the offices. Outside there is ample car parking to the front and side of the property, with an adjacent large loading apron. Next door to the property there is a good sized tarmac surfaced yard that is secured within a palisade fence and double steel gates.

ACCOMMODATION:

Gross Internal Area: 359.57 sq m 3,869 sq ft

Includes offices, toilet and staff amenities.

Secure Yard: 307.07 sq m 3,304 sq ft

All area are approximate.

SERVICES: Mains water, drainage, gas, and 3-phase electricity are connected to the property. The unit has ample lighting, electricity, telephone and broadband connections. The unit is alarmed and has a heating system.

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

Description: Workshop & Premises

Rateable Value: £22,750

PLANNING: The property is currently used as a food factory with 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: 01548 831313 / 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.