

HUDSON & Co.

MODERN BUSINESS UNIT

DAWLISH BUSINESS PARK

134.94 sq.m 1,452 sq.ft



***UNITS 5 MATTHEWS HOUSE, DAWLISH BUSINESS PARK,
EXETER ROAD, DAWLISH, DEVON, EX7 0NH***

**** Facing Brickwork construction with coloured profile composite clad elevations and vaulted roof ****

**** Single phase supply ****

**** Electrically operated roller shutter access door ****

**** Scope for mezzanine floor installation ****

**** Integral Office / Reception Area ****

**** Exeter / M5 approx 25 mins distance ****

TO LET

01392 477497

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LOCATION: Dawlish Business Park lies on the northern fringe of the busy resort town of Dawlish, approximately 11 miles South of Exeter. This new development is situated just off the main Dawlish to Exeter Road (A379) providing easy access to Exeter and the M5 as well as to the immediate hinterland of Dawlish/ Teignmouth and within easy access of Newton Abbot and Torbay.

DESCRIPTION: A three year old unit incorporating an office / reception area, a clean workshop / warehouse with an electrically operated roll over loading door and incorporating a toilet with low level W/C and wash hand basin.

The unit has been developed to a high specification by the same developers who constructed Imperial House, Philips House and Charter House adjacent to this development, and incorporates the most up to date design with facing brickwork elevations, Kingspan metallic silver composite panels to the upper elevation under a Kingspan goose wing grey composite roof, fully compliant with the latest requirements on insulation.

Clear height to eaves is approx. 6.5 metres allowing ample potential for the installation of a mezzanine with the front elevation incorporating windows beneath the eaves enabling good natural day lighting and fenestration to the potential first floor accommodation.

NB: Specification & layout plans are available for inspection on request.



ACCOMMODATION: Unit 5 provides a total gross internal area of **134.94 sq m (1,452 sq ft)**

OUTSIDE: There is an ample loading forecourt and parking for 3 cars.

SERVICES: Mains water, electricity (Single Phase supply) and drainage are connected to the units.

TENURE: The unit is available by way of an assignment of our client's renewable lease which expires in November 2020. The passing rent is £8,500 pax, rising to £9,000 pax in November 2018 for the remainder of the lease.

COSTS: Each party to pay their own costs associated with this transaction.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment
Through the Sole Agents

HUDSON & Co.

Tel: 01392 477497 or 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.