HUDSON & Co.

DAWLISH BUSINESS PARK MODERN COMMERCIAL UNIT

2,152 sq ft

AMPLE PARKING plus YARD





Units 4 - 5 Charter House, Dawlish Business Park, EX7 ONH
Convenient Position Close to Entrance on Business Park

Modern, Well Appointed Premises

Useful Concrete Surfaced Yard

Adjoining occupiers include RNLI & Teign Accounting

Flexible Terms / Competitive Rental / Price

For Sale / To Let

Units 4 & 5 Charter House, Dawlish Business Park, Exeter Road, Dawlish, EX7 ONH

LOCATION: Dawlish Business Park lies on the northern fringe of the busy resort town of Dawlish, approximately 11 miles south of Exeter. The property is situated close to the main entrance to the business park, a popular business location, situated off the main Dawlish to Exeter road (A379).

DESCRIPTION: The Property comprises 2 adjoining terraced units forming part of a modern development built to a very good specification, and benefiting from ample parking and an adjoining yard. The units are of steel portal frame construction with block-work walls, steel profile cladding under a pitched insulated steel profile roof. Each unit incorporates a roller shutter loading door and a separate pedestrian door to the front elevation. Unit 5 incorporates a staircase to the first floor, which runs the full length of the two units. Unit 3 is currently connected to the units and is available either with Units 4 & 5 or separately.

ACCOMMODATION: The accommodation comprises of the following approximate areas:

Ground Floor

UNIT 4 GIA 50.00 sq m 538 sq ft

UNIT 5 GIA 50.00 sq m 538 sq ft

(GIA includes staircase)

First Floor

UNITS 4 & 5 GIA 100 sq m 1,076 sq ft

Open plan area with extensive windows previously used as a workshop and studios

TOTAL GIA: 2,152 sq ft

Yard Concrete Surfaced

SERVICES: The units are connected to mains water, drainage and electricity (3-phase)

RATES: To be re-assessed

PLANNING: The units have been used as warehouse, workshop and storage premises on the ground floor with ancillary offices and stores at first floor level. Prospective occupiers should address any planning enquiries to the local planning authority, Teignbridge District Council in Newton Abbot. Tel. 01626 361101

TERMS: The units are available For Sale / To Let on terms to be agreed. Full details on application

LEGAL COSTS: Each party to pay their own costs in connection with this transaction

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the Sole Letting Agents:

HUDSON & Co. Contact: DAVID EDWARDS / SUE PENROSE Tel: 01392 477 497 / 01548 831 313 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