

TO LET

INDUSTRIAL UNIT WITH FIRST FLOOR OFFICE ON THE SHUTTERTON BUSINESS PARK IN DAWLISH

Approx. 69 sq.m (744 sq.ft) on Ground Floor plus spacious First Floor Office of 58 sq.m (623 sq.ft) so totalling 127 sq.m (1,367 sq.ft) plus allocated parking.

**UNIT 1 PHILLIPS HOUSE, DAWLISH BUSINESS PARK,
EXETER ROAD, DAWLISH, DEVON, EX7 0NH**



An opportunity to acquire a new lease of this well fitted Industrial / Storage Unit located as an end terrace in a small development on the Exeter side of Dawlish. The premises were well fitted by the previous occupier, including the fitting out of the first floor into a large spacious open plan office with kitchenette and walk in storage cupboard. The premises are now suitable for a wide variety of users.

T. 01392 691007

M. 07831 273148

E. tn@noonroberts.co.uk

SITUATION AND DESCRIPTION

Dawlish is a popular resort situated on the South Devon coast midway between the River Exe and River Teign estuaries. Dawlish is located approximately 10 miles south of Exeter, 9 miles west of Newton Abbot and 2 miles North of Teignmouth. Road access to Dawlish is principally via the A379 which forms the picturesque coastal route from Exeter to Newton Abbot and onto Torbay. Access to the M5 motorway is available at junction 30 approximately 10 miles away. The Business Park is located adjacent to the A379 on the Exeter side, with the town centre approximately 1 mile from the property offering a good range of local facilities.

The Dawlish Business Park is located on the Exeter side of Dawlish close to the Sainsburys Supermarket, and offers a range of units and users from manufacturing, Storage and Trade Counter users. The units is arranged as a workshop / Store on the ground floor, with a spacious open plan office on the first floor. To the front is an allocated parking area with parking for up to 3 – 4 cars.

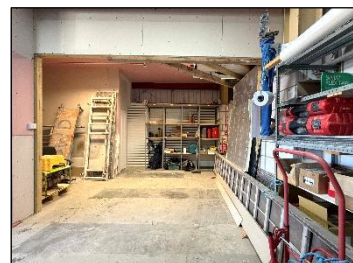
ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Workshop

8.49m x 7.74m (27'10" x 25'5") max

Electric roller shutter door providing good vehicular access. Pedestrian door from front courtyard to inner lobby with door to workshop and stairs to first floor. Concrete floor. Overhead LED lighting panels. Power as fitted.



Toilet

Low level WC suite with wash hand basin. Window.

Entrance Lobby

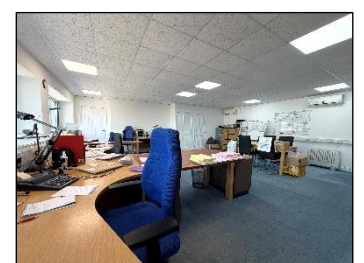
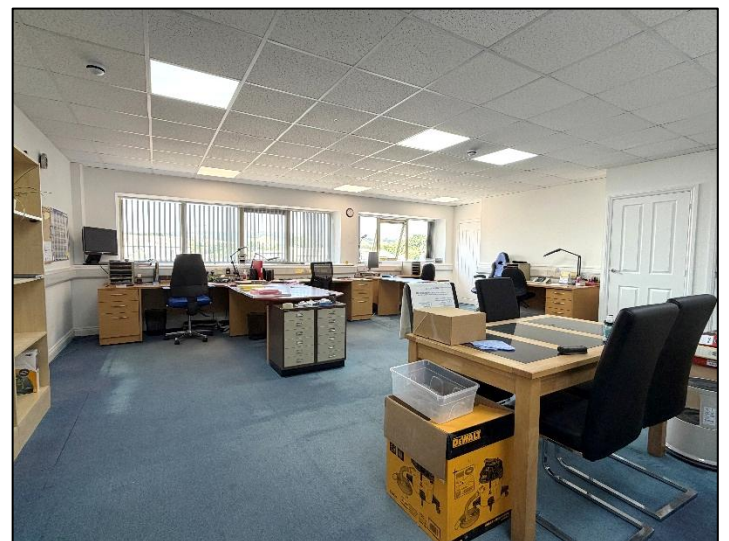
Stairs from the ground floor lobby lead up to ...

FIRST FLOOR

Office

7.49m x 7.24m (24'7" x 23'9") max

Windows to the front elevation making this a light and airy space. Fitted blinds. Carpeted. Suspended ceiling with integrated lighting. Floor boxes. Dado trunking with power and data to all 4 walls. 2 wall mounted aircon cassettes. In one corner is a Kitchenette area with stainless steel sink unit with single drainer inset into worktop with cupboards under. Wall cupboard. Space for fridge. Stationary cupboard.



Walk in Store

2.21m x 1.68m (7'3" x 5'6") max

Useful storage area with shelving as fitted. Suspended ceiling with integrated lighting. Carpeted.

EXTERNALLY

To the front is a loading area with 3 allocated car parking spaces.

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RENT AND SERVICE CHARGE

A rent of £11,950 per annum is sought for this modern and well fitted out Industrial unit with the benefit of a fully fitted office on the first floor. A service charge is payable to cover the costs of the shared landscaping and shared services. VAT is payable on the rent and service charge.

AGENTS NOTE: The office furniture can also be made available if required.

LEASE

A new 6 year FRI lease is available with an upwards only rent review at the end of the 3rd year. A tenant only break clause can also be incorporated at the mid-way point. The lease will be contracted outside of the Landlord and Tenant Act 1954.

If the lease is to be taken by a Limited Company, at least one director will be required to act as a guarantor to the lease for the duration of the term. A 3 months' rent deposit may also be required, full details on request.

ENERGY PERFORMANCE CERTIFICATE

A commercial EPC has been obtained. A summary is below, a full copy can be downloaded from the web site. The rating for the property is: - B 50

RATES

Rateable Value: - £12,750 (2026 valuation)

We understand qualifying businesses could benefit from a Business Rates reduction of up to 100% under the Small Business Rate Relief scheme. To see if you or the premises qualify for a reduction, please contact Teignbridge District Council Business Rates department (01626 361101).

SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

The landlords will require a contribution of £395 towards their legal and administrative costs for setting up the new lease, to include abortive costs.

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0924)



Tel. 01392 691007

Mob. 07831 273148

Email. tn@noonroberts.co.uk

Web. www.noonroberts.co.uk

Energy performance certificate (EPC)		
Unit 1 Phillips House Dawlish Business Park Exeter Road Dawlish EX7 0NH	Energy rating	Valid until: 16 July 2036
	B	Certificate number: 7563-2339-9491-9428-9790

Property type: Offices and Workshop Businesses

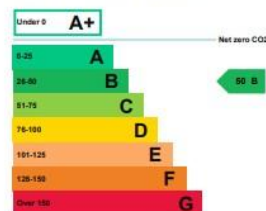
Total floor area: 132 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is B.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

How this property compares to others

Properties similar to this one could have ratings:

If newly built

8 A

If typical of the existing stock

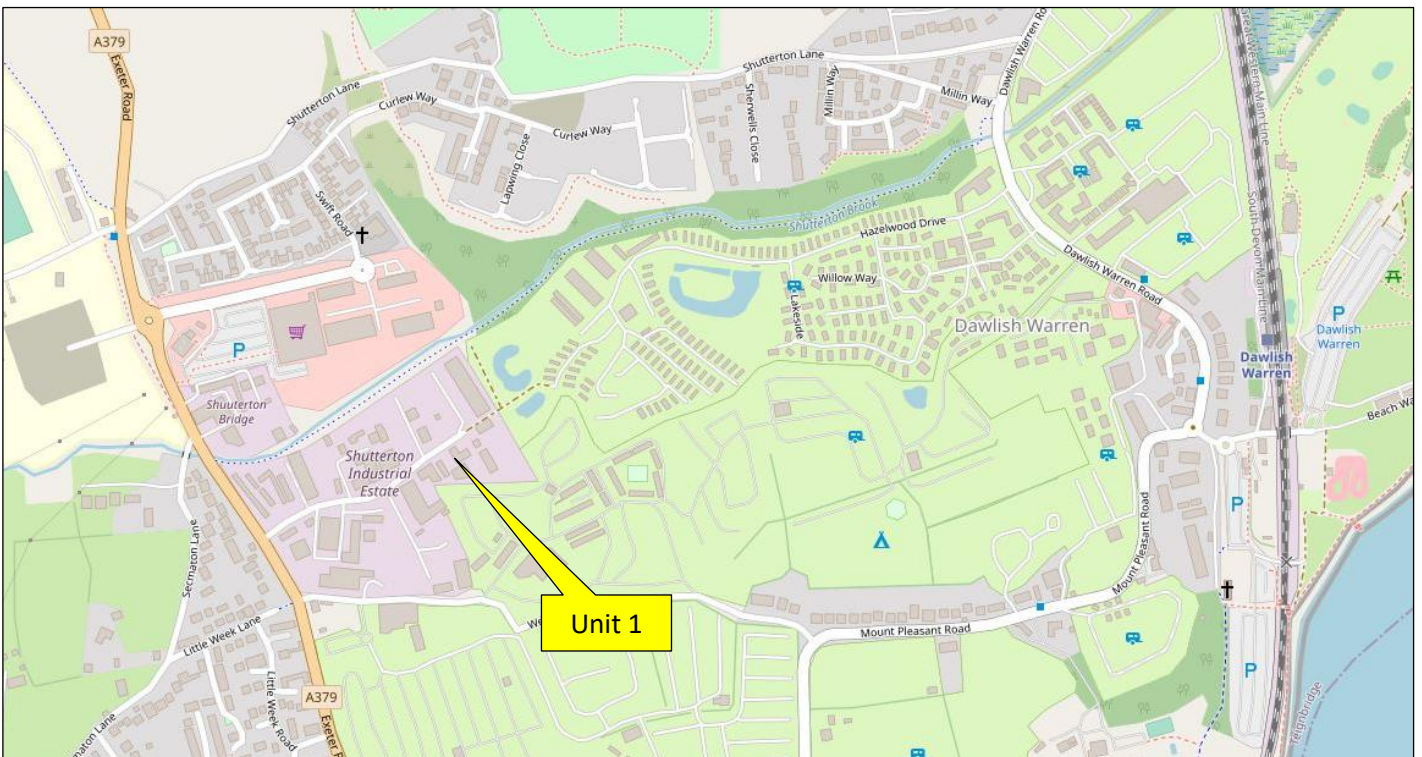
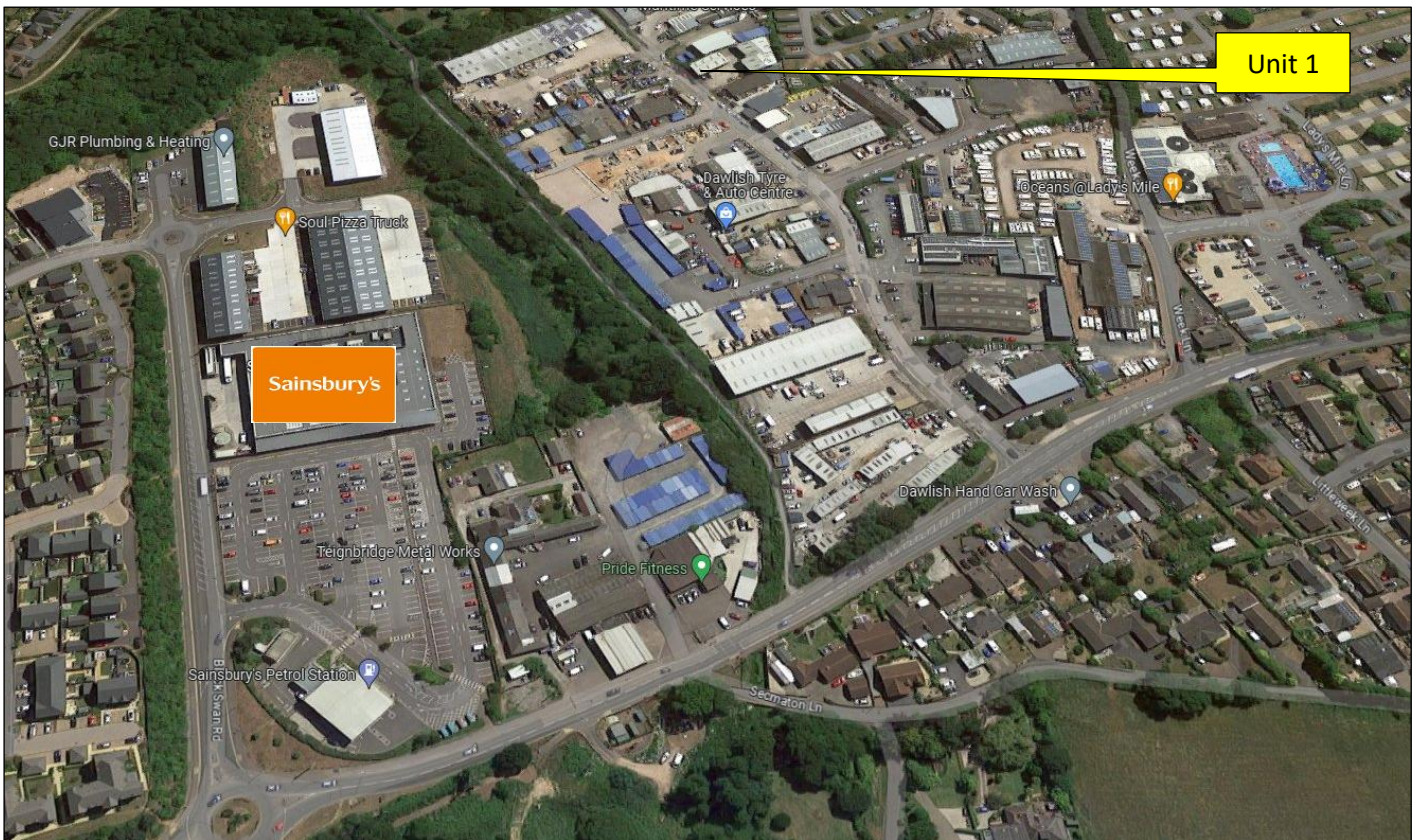
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.