

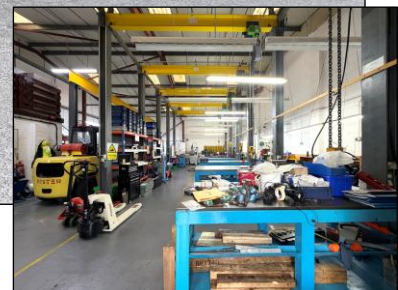


FOR SALE

INDUSTRIAL / WAREHOUSE / UNIT IN A CONVENIENT LOCATION ON THE EDGE OF TOTNES

Approx. 223 sq.m (2,400 sq.ft) workshop premises plus small Mezzanine store with parking to the front and a gated and secure Yard adjoining

**UNITS 2 & 3 THE PADDOCKS, OFF BURKE ROAD,
TOTNES, DEVON, TQ9 5XT**



This well-located Unit offers a Workshop / Warehouse area with 2 roller shutter doors plus an Office / Reception to the front with parking opposite. To the side is a fenced and gated Yard area ideal for vehicle or material storage. The Unit is located off of Burke Road on the busy Babbage Road Business Park situated on the edge of the Totnes town centre, with access to Newton Abbot, Paignton and the A38 dual carriageway.

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SITUATION AND DESCRIPTION

The premises are located in a small private estate just off the main spine road running through the sought after Babbage Road trading estate on the edge of Totnes. Babbage Road is conveniently located on the edge of the town with excellent road communications to Torquay, Paignton and Torbay in one direction or Buckfastleigh, Ashburton, Newton Abbot and the A38 dual carriageway linking Exeter and Plymouth in the other. Exeter and the M5 Motorway are approximately 25 miles distant linking to the A30/A303 to Okehampton, Cornwall and London. Plymouth is some 30 miles to the South linking to Cornwall and its Ferry Port to Northern France and Spain.

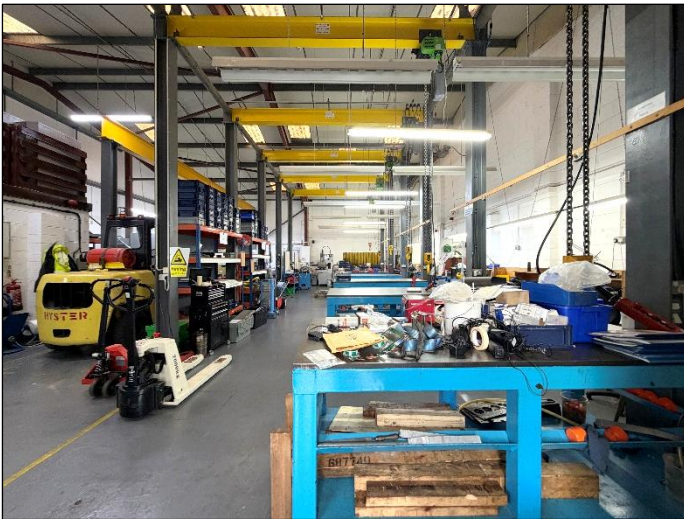
The premises are currently occupied by a plastic injection moulding company but are suitable for a wide variety of potential users. The premises are well presented, and currently have a number of overhead crane lifting points. To the front are 2 offices with a useful secure and fenced Yard to the side with parking opposite. The premises would therefore suit a Manufacturer, a Trade Counter or Mail-order user, or a builder / scaffolder / Plant hire company which would benefit from the Yard area.

ACCOMMODATION

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

Toilet

Low level WC suite with wash hand basin and electric water heater over.



Workshop

18.27m x 12.17m (59'11" x 39'11") max

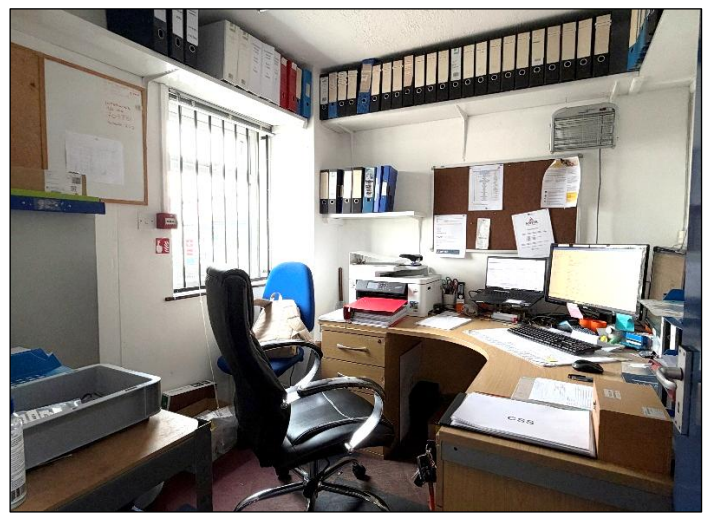
Two Roller shutter doors offering good vehicular access plus two pedestrian doors, one leading into the Office / reception. Currently fitted with an overhead crane which will be removed.



Office / Reception

2.57m x 2.44m (8'5" x 8'0") max

Temporarily blocked off door to the front courtyard. Adjoining window to the front. Power and light as fitted. Shelving to 2 walls. Door to workshop.



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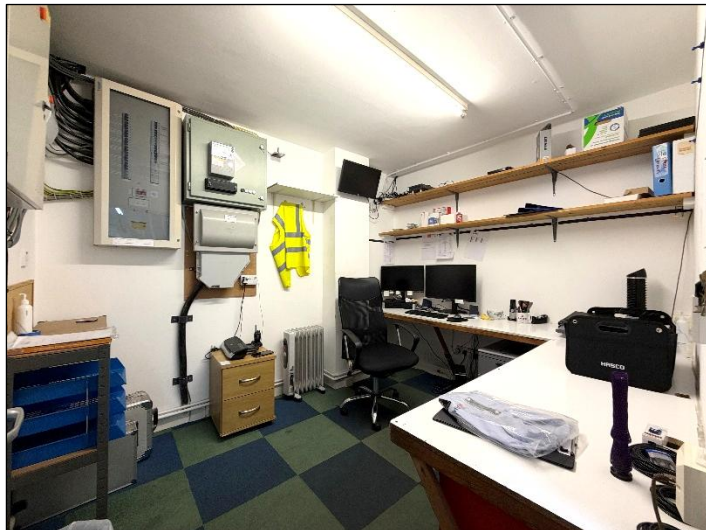
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Office 2

3.21m x 2.58m (10'6" x 8'5") max

Lighting and power as fitted. Carpeted.



Mezzanine Storage

7.41m x 2.41m (24'3" x 7'11") max

Steel staircase from the workshop. Useful storage area.

EXTERNALLY

The premises have 6 parking spaces to the front courtyard area.

YARD

220 sq.m (2,370 sq.ft)

To the side of the Unit is a secure gated and fenced Yard area which is ideally suited to vehicle or material storage.



BUSINESS RATES

Rateable Value: - To be assessed

For the Business rates payable, please contact the Business Rates department at South Hams District Council on 01803 861234.

PRICE AND TENURE

Offers are sought in the region of £325,000 for the remainder of a 99 year lease commencing on the 28th May 1986 at a peppercorn rent for the unit and adjoining storage yard. We understand VAT is not chargeable on the sale price, but will clarify prior to exchange of contracts.

ENERGY PERFORMANCE CERTIFICATE

An EPC has been requested for the premises a copy of which will be shown below. A full copy is available to download from the web site. The rating is:

SERVICES

Mains water, drainage and electricity (including 3 phase) are available to the premises.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

Strictly by prior appointment only with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0943)



FAO. Tony Noon

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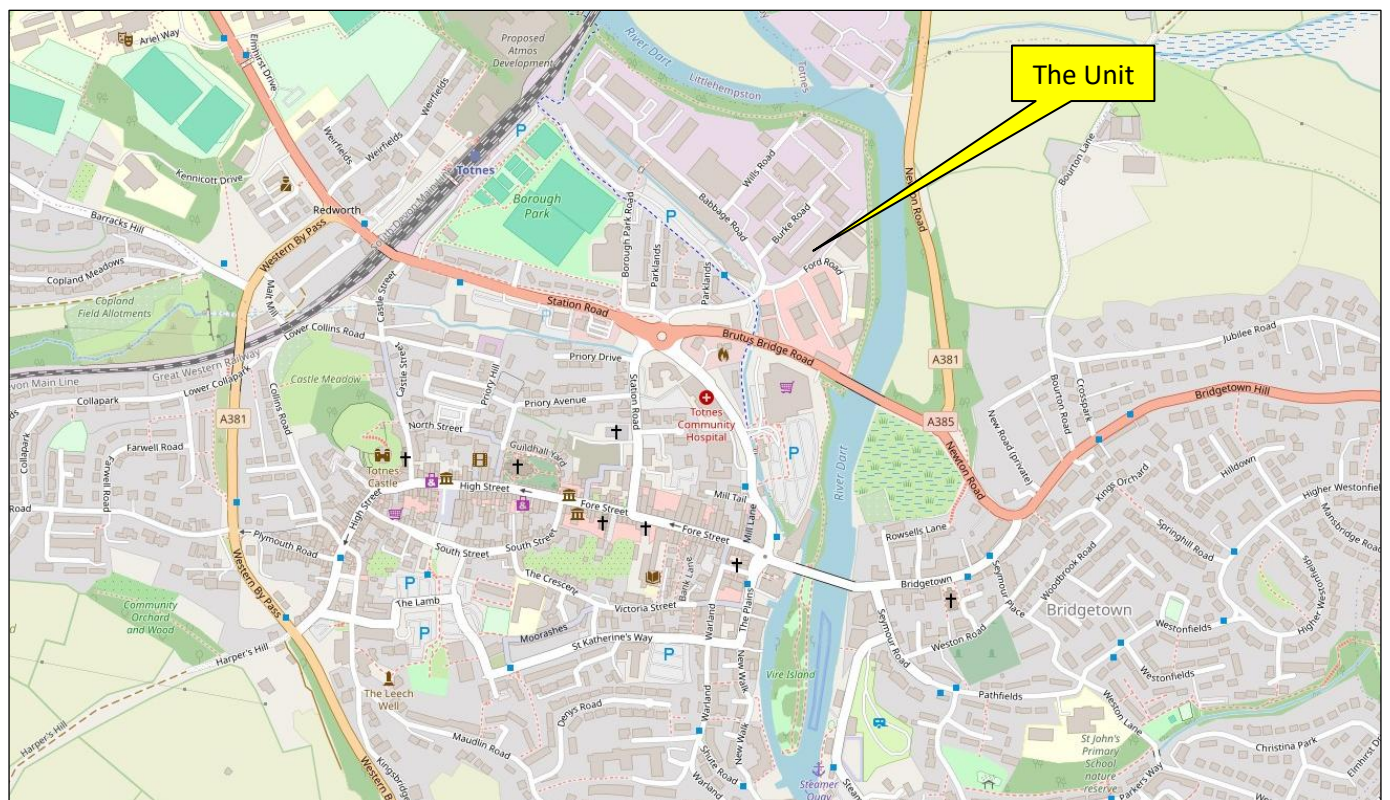
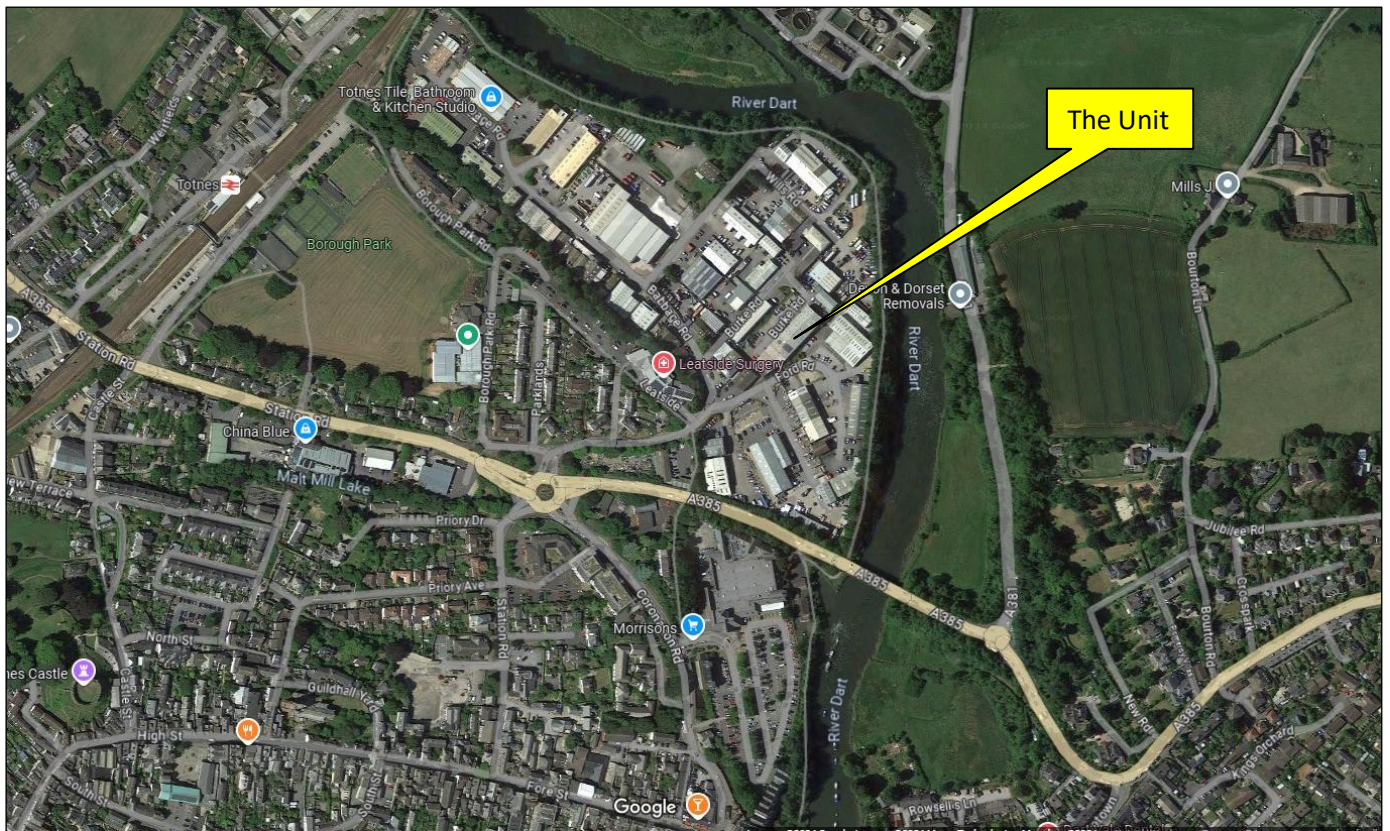
Web. www.noonroberts.co.uk

Awaiting EPC

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