

# Unit 3 Greenway Building

Ref No: 3709

Dartside Quay, Brixham, Devon, TQ5 0EH



## Well Presented Modern Industrial Unit To Let

Versatile Industrial Accommodation Suitable for a Variety of Uses (Subject to Consent)

Gross Internal Area 83m<sup>2</sup> (900 sq ft)

Allocated Parking Outside Unit

Viewing Highly Recommended

Annual Rental of £8,500 + VAT

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## LOCATION

Situated at the entrance to Dartside Quay, a 7 acre Dry Boat Storage Yard, this industrial premises is well positioned to benefit from the marine facilities and related occupiers nearby, also benefitting from close proximity to Brixham, Paignton, Torquay and via the South Devon Highway beyond.

## DESCRIPTION

The unit presents flexible accommodation suitable for a wide variety of users (subject to consent) as the site is suitable for a wide variety of businesses.

The accommodation briefly comprises:-

### WORKSHOP

27' 10" x 32' 4" (8.49m x 9.85m) (max)

Including:-

### OFFICE

10' 0" x 10' 3" (3.04m x 3.13m)

### WC

## TERMS

The premises is available by way of a new lease, terms to be agreed.

## RATEABLE VALUE

2017 List: £6,000.

**Please note: This is not Rates Payable.** Eligible parties will be able to obtain 100% Small Business Rates Relief. Interested parties are advised to contact the Local Billing Authority, Torbay Council.

## SERVICE CHARGE

An estate service charge is levied for the upkeep of services, repairs and maintenance of all site and common areas. Estimated service charge for 2020 is £1,250 + VAT. Please note this charge is variable. For further information contact the Agents.

## VAT

VAT is chargeable on all outgoings.

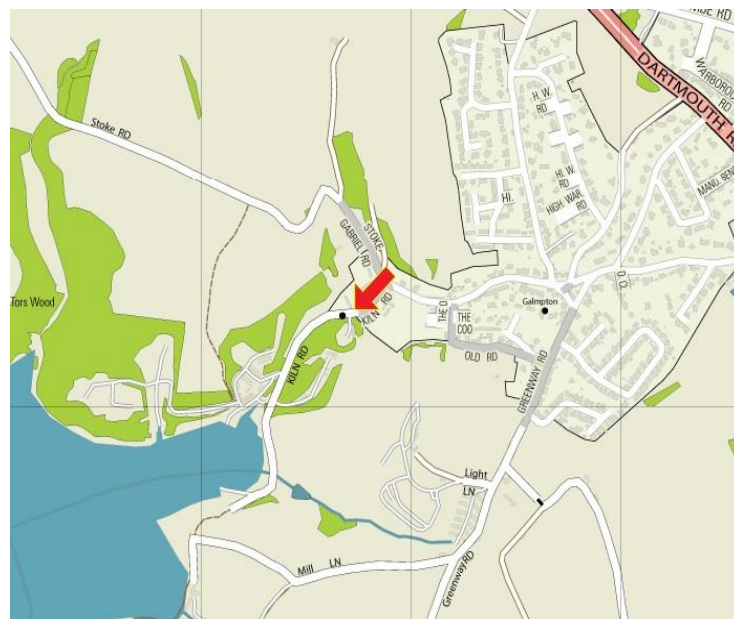
## EPC AWAITED

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit [www.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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