

Unit 2 Maypool

Ref No: 4104

Dartside Quay, Brixham, Devon, TQ5 0EH



Modern Industrial Unit To Let Offering Flexible Accommodation

Situated Close to The River Dart

Gross Internal Area 83m² (893 sq ft)

Allocated Parking to Front of Unit

Viewing Highly Recommended

Annual Rental of £9,000 + VAT

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LOCATION

Situated at the head of Galmpton Creek, Dartside Quay the 7 acre Dry Boat Storage Yard, is ideally located for occupiers looking to benefit from the extensive marine facilities and waterside location. The site is accessed via the village of Galmpton and the A3022, which gives access to Brixham, Paignton, Torquay and beyond.

DESCRIPTION

This well-proportioned unit gives a mixture of open plan workshop space with office accommodation and storage via a mezzanine, offering great flexibility to a number of occupiers. Although, many occupiers on Dartside Quay have a marine connection the site is suitable for many types of businesses requiring light industrial premises (subject to consent).

The accommodation briefly comprises:-

UNIT DIMENSIONS

32' 2" x 27' 11" (9.8m x 8.5m)

Including:-

OFFICE

9' 10" x 9' 10" (3.0m x 3.0m)

TOILET

7' 3" x 4' 11" (2.2m x 1.5m)

STORAGE MEZZANINE

Approximately: 40m² (430 sq ft).

TERMS

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

RATEABLE VALUE

We understand that the Rateable Value is to be below £12,000 per annum.

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 all services, repairs and maintenance at the site and common areas. The estimated charge for 2021 will be £1,700 + VAT. For further details please contact the Agents.

VAT

VAT is chargeable on all out goings.

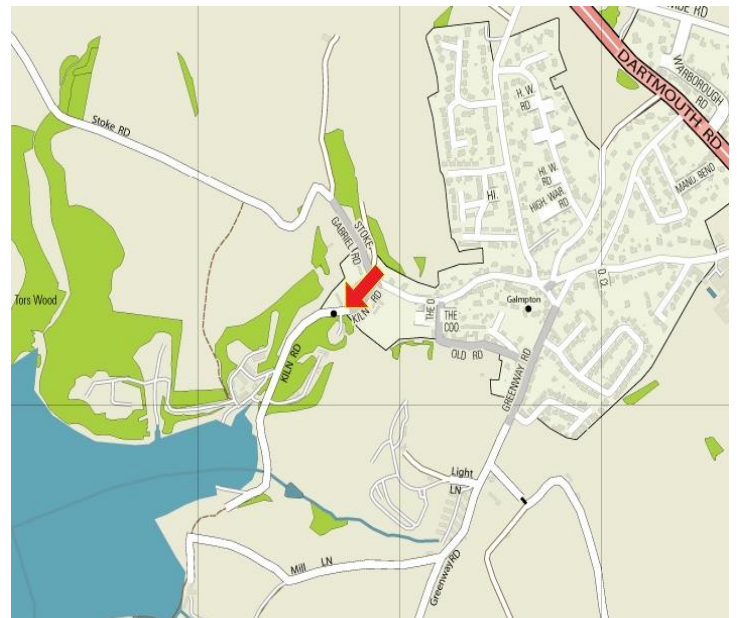
EPC RATING E

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.leasingbusinesspremises.co.uk



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