

Unit 2 Matthews House

Ref No: 4264

Dawlish Business Park, Dawlish, Devon, EX7 0NH



High Quality Industrial Unit in Modern Block

Ground Floor Area Approx: 133m² (1431 sq ft)

Mezzanine Floor Area Approx: 50m² (538 sq ft)

3 Parking Spaces and a Loading Bay

Eligible for 100% Small Business Rates Relief (For Qualifying Occupiers)

Annual Rental of £14,500

Interested in this property?
T.01803 21 20 21 bettesworths.co.uk



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Dawlish Business Park, Dawlish, Devon, EX7 0NH

LOCATION

Situated on the busy Dawlish Business Park. The Industrial Estate is located opposite Dawlish Service Centre and set between Sainsbury's Supermarket and Golden Sands Holiday Park. The estate is accessed off of Exeter Road (A379), the main route linking Teignmouth, Dawlish, Dawlish Warren, Starcross and Exminster to Exeter.

DESCRIPTION

The unit has modern fit out and has been completed to a high standard, ready for immediate occupation. The unit has a full height electric roller shutter and a mezzanine floor with smart Kitchenette. The unit will be suitable for a variety of uses including industrial, trade counter and distribution-based businesses. **Motor trade will not be considered.**

The accommodation briefly comprises:-

GROUND FLOOR

133m² (1,431 sq ft)

WC

MEZZANINE FLOOR

50m² (538 sq ft)

KITCHENETTE

OUTSIDE

Each unit has 3 designated parking spaces and a loading bay.

TENURE

Available by way of new Full Repairing and Insuring lease. Interested parties to contact the Agents, Bettsworths for further details.

BUSINESS RATES

2017 List: £8,800

Please note: This is not the Rates Payable. Small Business Rates Relief will be available for eligible occupiers. Interested parties are advised to contact the Local Billing Authority, Teignbridge Council.

SERVICES

The building is connected to mains electric, water and drainage. Interested parties are required to carry out their own inspection and investigations as to the suitability of the services.

EPC RATING D

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettsworths. 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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IMPORTANT NOTE: Messrs Bettsworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettsworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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