

Unit 2 Greenway Building

Ref No: 4920

Dolphin Boat Yard, Galampton, Brixham, Devon, TQ5 0GB



Modern Industrial Unit To Let on Marina Estate

Situated Close to the River Dart

Gross Internal Area Approx: 142m² (1,528 sq ft)

Allocated Parking & Loading Bay – Visitor Parking Available

Viewing Highly Recommended

Annual Rental of £12,000 + VAT

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LOCATION

Located at the head of Galmpton Creek, Dolphin Boatyard is ideally located for boat storage and is fitted for extensive marine facilities and surrounded by related occupiers.

The location is an idyllic working environment, in a relative low intensity industrial estate and with easy access available to the Creek for lunchtime walks.

By road the site is accessed through the village of Galmpton and the A3022, which gives easy access to Brixham, Paignton and Torquay beyond.

DESCRIPTION

This versatile industrial unit offers a flexible working space, with a ground floor workshop, mezzanine and partitioned office/ reception.

Whilst many of the occupiers are marine related, the site is suitable for all types of businesses requiring light industrial premises.

The accommodation briefly comprises:-

WORKSHOP

32' 1" x 27' 11" (9.79m x 8.50m) (max)
NIA: 70m² (753 sq ft)

OFFICE/RECEPTION

11' 1" x 9' 9" (3.37m x 2.97m)

With UPVC door providing entrance to the front of the property and door leading into the workshop, allowing this space to be used as a reception/office.

WC

MEZZANINE

NIA: 59m² (625 sq ft)

With steel staircase providing proper access to the mezzanine floor, and fitted with various electric sockets, allowing the mezzanine to be used as working space, as well as storage.

TERMS

The unit is available by way of a new lease, with terms to be agreed on negotiation.

SERVICE CHARGE

An estate service charge is levied for the upkeep of all services, repairs and maintenance at the site and common areas. For further details please contact the Agents.

RATEABLE VALUE

2023 List: £7,900.

Please note that this is not Rates Payable amount. Eligible small businesses will be able to claim 100% Small Business Rate Relief. Interested parties are advised to contact the Local Billing Authority, Torbay Council for further details.

TENANT BENEFITS

The landlord offers exclusive discounts on a range of boatyard services to tenants on the estate.

The landlord is also keen to promote business and community. Pushing to support inter-trading and facilitating introductions between valued boatyard clients and onsite tenants.

VAT

VAT is chargeable on rents and outgoings.

EPC RATING D

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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