

Unit 21 Northfields Industrial Estate

Ref No: 5142

Overgang Road, Brixham, Devon, TQ5 8AU



Large Industrial Unit Available To Let

Ground Floor Gross Internal Area. 234m² (2,519 sq ft)

Mezzanine Floor Gross Internal Area. 200m² (2,152 sq ft)

3 Parking Spaces and Loading Bay at Front of the Unit

Arranged as Large Open Plan Warehousing Space

Annual Rental of £16,000

Interested in this property?

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LOCATION

Northfields Industrial Estate is a popular trading location for many businesses in Brixham. Being one of the only main industrial estates Brixham, the location is highly sought after for businesses located in the town.

The estate is accessed easily via Lindthorpe Way which connects to New Road, the main route in and out of Brixham.

DESCRIPTION

The property comprises a large light industrial unit of approximately 234m² (2,519 sq ft) fitted with a mezzanine floor of approximately 200m² (2,152 sq ft). Internally, the accommodation is suited for warehousing usage, with large open plan ground floor and mezzanine and a full height loading area accessed via an electric roller shutter, which opens on to the loading bay.

The accommodation briefly comprises:-

GROUND FLOOR

WAREHOUSE

65' 4" x 38' 7" (19.92m x 11.75m) (max)
GIA: 234m² (2,519 sq ft).

OFFICE

12' 4" x 10' 5" (3.77m x 3.17m)

WC X 2

MEZZANINE FLOOR

65' 4" x 38' 7" (19.92m x 11.75m) (max)
GIA: 200m² (2,152 sq ft).

EXTERNAL

To the front of the property is three parking spaces and a loading bay.

SERVICES

The property has a 3-phase electricity supply, mains water and drainage. None of these services have been tested by the agent.

TENURE

The property is available by way of an assignment of a 6 Year FRI lease expiring February 2028.

RENT

The rent is £16,000 per annum (exclusive of VAT).

SERVICE CHARGE

Amount to be confirmed.

VAT

The property is elected for VAT, and therefore VAT is payable on the rent.

BUSINESS RATES

Rateable Value 2023 List: £17,000.

The approximate rates payable without any relief is £8,483 per annum for 24/25.

LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

EPC AWAITED

VIEWING

Viewing is strictly by prior appointment with the Sole 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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