

Millennium Unit 9

Ref No: 5063

Dawlish Business Park, Dawlish, Devon, EX7 0NH



Modern Small Business/Industrial Unit To Let

Constructed in 2021 on an Established Business Park

Gross Internal Area 65m² (699 sq ft)

Arranged as Ground Floor Area with Toilet Facilities & First Floor Office Space

Convenient Location Close to A379 Exeter Road

Annual Rental of £6,300 + VAT

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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. Situated on Exeter Road (A379), the main route linking Teignmouth, Dawlish, Dawlish Warren, Starcross and Exminster to Exeter.

DESCRIPTION

Constructed in 2021, the unit offers a rare opportunity to occupy a small, modern industrial unit, built to high standards. Currently arranged as 33m² storage on the ground floor with 32m² office accommodation on the first floor. The unit is an excellent opportunity for small businesses looking to take on their first commercial lease.

The accommodation briefly comprises:-

GROUND FLOOR

33m² (355 sq ft)

With concrete screed flooring, roller shutter door with recessed double UPVC entrance doors, WC and space for a kitchenette under the stairs.

FIRST FLOOR

32m² (344 sq ft)

Arranged as office accommodation with UPVC windows, carpeted floors and LED lighting.

OUTSIDE

Each unit has its own designated parking space, with the ability to double park to create space for two cars.

TENURE

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

USES

Light industrial unit, suitable for storage, office and distribution. Motor trade will not be considered.

BUSINESS RATES

2023 List: £4,700.

Please note this is not the Rates Payable amount. Eligible parties will be able to claim 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further advice on Business Rates Payable.

LEGAL FEES

Each party are to bear their own legal costs occurred in any transaction.

SERVICES

We are informed the unit has a three phase electrical supply and is connected to mains water.

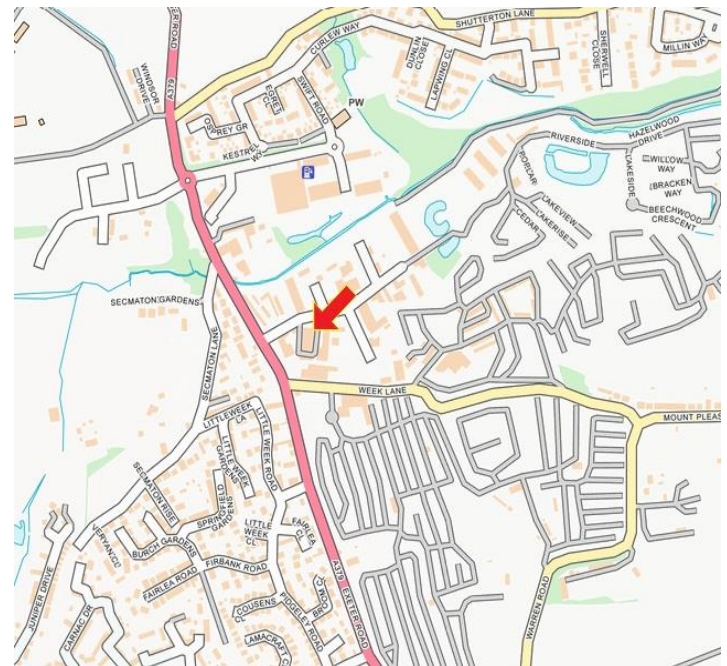
EPC RATING B

VIEWING

The site can be viewed externally from the main Dawlish Business Park, Spine Road. For internal viewings, parties are advised to arrange access via 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



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