

# Unit 4B Commerce House

Ref No: 5150

Dawlish Business Park, Dawlish, Devon, EX7 0NH



## Modern Industrial Unit To Let

Gross Internal Area Approx: 104m<sup>2</sup> (1,118 sq ft)

Modern Purpose Built Industrial Unit

Suitable for a Variety of Uses

Prominent Position onto Exeter Road (A379)

Annual Rental of £8,000 + VAT

Interested in this property?  
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# Unit 4B Commerce House

Dawlish Business Park, Dawlish, Devon, EX7 0NH

## DESCRIPTION

With a prominent position onto the busy Exeter Road (A379), this modern unit is highly visible from the roadside. Situated on the busy Dawlish Business Park, the unit will be suitable for a variety of uses including industrial, trade counter and distribution based businesses. Motor trade will not be considered.

## LOCATION

This Industrial Estate is located opposite Dawlish Service Centre and set between Sainsbury's Supermarket and Golden Sands Holiday Park. Exeter Road (A379) is the main route linking Teignmouth, Dawlish, Dawlish Warren, Starcross and Exminster to Exeter and attracts a high volume of daily traffic.

The accommodation briefly comprises:-

### GROUND FLOOR WORKSHOP/STORE

36' 9" x 15' 5" (11.2m x 4.7m)  
2.2m max height.

With roller shutter door.

### FIRST FLOOR

Approx. 52m<sup>2</sup> (559 sq ft).

With WC.

### GROSS INTERNAL AREA

Approx 104m<sup>2</sup> (1,118 sq ft).

### TENURE

The property is available by way of a New Fully Repairing and Insuring Lease. The property is also available on inclusive terms. Interested parties to contact Agents, Bettesworths for details.

### BUSINESS RATES

2023 List: £9,200.

**This is not Rates Payable.** Interested parties are advised to contact the Local Billing Authority. 100% relief will be available for eligible businesses.

### LEGAL FEES

Each party is to bear their own legal costs incurred in any transaction.

### EPC RATING E

### 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](http://www.lettingbusinesspremises.co.uk)



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
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