

Unit 1 Woolston Yard

Ref No: 5448

Loddiswell, Kingsbridge, Devon, TQ7 4DU



End-Terrace Industrial Unit Over Ground and First Floor

Ground Floor GIA Approx. 120m² (1,292 sq ft)

First Floor GIA Approx. 110m² (1,184 sq ft) with Vehicular Access via Side Ramp

Previously Fitted for Food Production - Well Suited for Light Commercial Uses

Located within a Quiet Estate of Four Units with Ample Estate Parking

Annual Rental of £16,000 + VAT

Interested in this property?

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LOCATION

The property is located at Woolston Yard outside the village of Loddiswell, near Kingsbridge in South Devon. This rural commercial location provides a quiet and practical working environment, whilst still offering convenient access to the wider South Hams area.

Loddiswell sits close to the A38 Devon Expressway, one of the region's principal transport routes, which provides direct connections to Plymouth to the west and Exeter to the east. This makes the property well positioned for businesses requiring access across South Devon and into the wider motorway network.

Kingsbridge is located approximately 5 miles to the south and provides a range of local services and amenities. The surrounding area supports a mix of local businesses, trades and light industrial occupiers.

DESCRIPTION

Unit 1 Woolston Yard comprises a versatile end-terrace industrial premises arranged over ground and first floor, offering a flexible combination of storage, workspace and office accommodation.

The ground floor extends to approximately 120m² (1,292 sq ft) gross internal area and is primarily arranged as an open-plan storage or workshop area positioned behind a roller shutter loading door and two offices, together with a DDA compliant disabled WC.

A staircase leads to the first floor which extends to approximately 110m² (1,184 sq ft) gross internal area. Uniquely, the first-floor benefits from direct vehicular access via a side ramp and roller shutter door, allowing goods to be loaded directly onto this level. Internally the space is arranged as two open-plan rooms together with a further office. The first floor was previously utilised as a food preparation kitchen for a food production business and has been fitted with food-safe compliant fixtures and fittings suitable for this type of use. Externally, the unit benefits from loading space to the front and ample estate parking. The premises would suit a range of occupiers including light industrial, storage, distribution, office, food preparation or workshop uses.

ACCOMMODATION

GROUND FLOOR

Approx. 120m² (1,292 sq ft) – Gross Internal Area

FIRST FLOOR

Approx. 110m² (1,184 sq ft) – Gross Internal Area

TENURE

The property is available by way of a new Internal Repairing and Insuring lease, with exact terms to be agreed upon negotiation.

RENT

£16,000 per annum, exclusive of business rates and utilities. VAT is payable in addition to the rent.

SERVICE CHARGE

A service charge of £60 per calendar month is payable towards external repairs, water and estate services.

EPC RATING D

BUSINESS RATES

2026 List: £17,750

Interested parties are advised to make their own enquiries with the Local Billing Authority as to the rates payable.

VAT

VAT is payable on the rent and service charge.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

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.leasebusinesspremise.co.uk

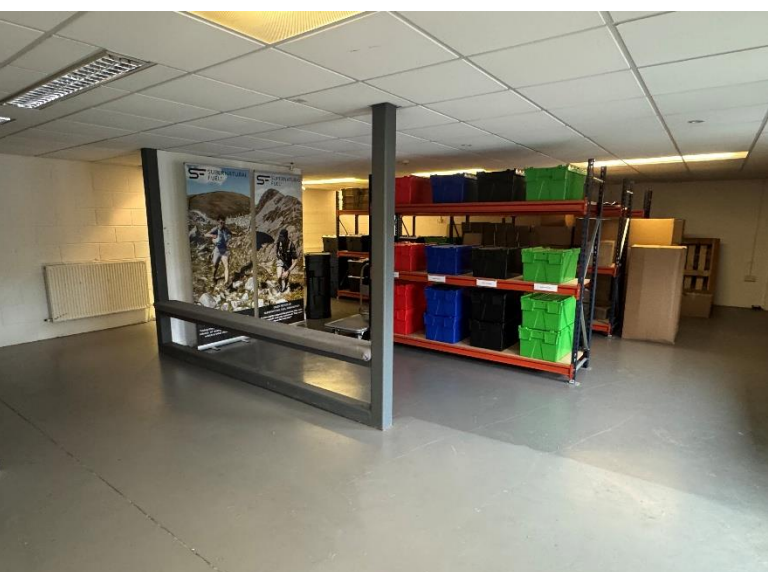
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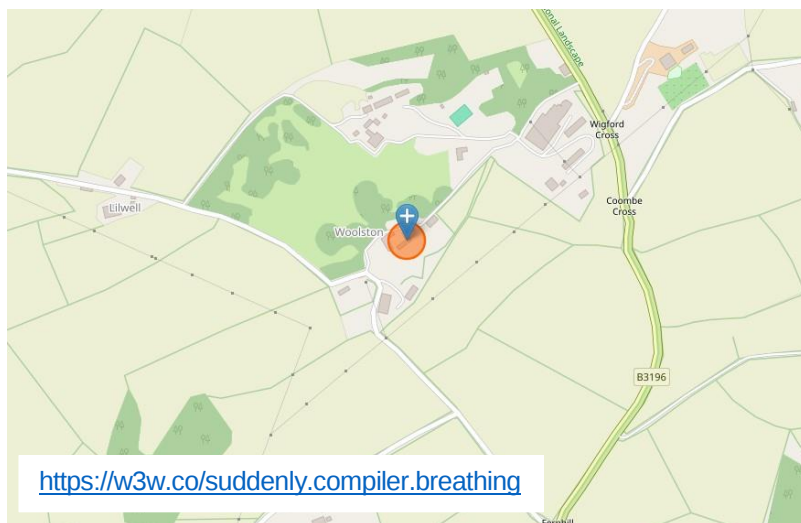


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<https://w3w.co/suddenly.compiler.breathing>

www.bettsworths.co.uk
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