



To Let

Unit 4, Old Rake Quarry, Loddiswell, Kingsbridge TQ7 4DB

Modern warehouse / industrial unit

Small gated industrial estate in a rural location

Unit size: 130 sq m / 1,400 sq ft
Mezzanine: 16.65 sq m / 180 sq ft

Asking rent: £12,000 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

Kingsbridge is one of the principal towns within the South Hams region and is located approximately 13 miles south-west of Totnes, 20 miles south-east of Plymouth and 14 miles west of Dartmouth. The town has a resident population of approximately 6,000 and serves a larger rural catchment area. Kingsbridge comprises an attractive historic market town and is a popular holiday destination during the summer months together with good beaches and holiday facilities within the Kingsbridge and Salcombe Estuaries. The town is noted for its good range of facilities, including local and regional retail outlets, various supermarket stores, employment opportunities and amenities. More comprehensive facilities can be found in the towns of Totnes and Newton Abbot.

A modern warehouse / industrial unit offering great useable space accessed via a 3 metre x 3 metre roller shutter door as well as a side pedestrian door. There is a small mezzanine office as well as a WC facility and a storeroom.

Included within the new lease will be parking for one vehicle.

Accommodation

(all areas and dimensions are approximate and are measured on a gross internal basis unless otherwise stated)

Unit size	130 sq m	1,400 sq ft
Mezzanine	16.65 sq m	180 sq ft
Total:	146.65 sq m	1,580 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £12,000 PAX.

Rateable Value

We recommend that you make your own enquiries into the actual liability. It may be that based on your personal circumstances that the unit is rates exempt. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is D87.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any interested parties to provide the relevant identification prior to completion of the lease.

Ref: 12739



Plymouth Office

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