

WARD CHOWEN

COMMERCIAL



TO LET

UNIT 2B WESTBRIDGE INDUSTRIAL ESTATE. PL19 8DE

- TAVISTOCK
- 92.9 M² (1000 ft²) – excluding mezzanine floor.
- Good Quality Industrial/ Warehousing space
- Formerly Class B1 B2 & B8 Use (Class E)
- Industrial Estate Location
- Just off the A386
- Ample Parking
- Perfect for distribution, trade counter or manufacturing use

ASKING RENT: £10,000 per annum

Purpose built industrial unit within the popular Westbridge Industrial Estate area of Tavistock.

These units have been built to a high specification and are of steel portal frame and blockwork/brickwork construction beneath an insulated cladded roof.

The units would be perfect for used as a distribution hub or for trade counter use.

Overall dimensions: 10.5 m x 8.84 m = 92.82m² (999 ft²)
(including WC – 1.98 m x 1.49m = 2.95 m)

The unit has been subdivided to form offices and kitchenette the details of which are as follows:

Reception office – 6.9 m x 3.7 m
Inner Office – 3.74 m x 1.96 m
Kitchenette – 1.49 m x 1.65 m
Warehouse Area 10.5 m x 4.49 m (maximum)
Mezzanine Storage – 9.14 m x 3.91 m

The offices have been fitted out to a high standard with a glazed partition separating the two principal offices. This partitioning could be removed if required.

PARKING

There are two car parking spaces available in front of the unit.

SERVICES

Mains three phase electricity, water and drainage are connected.

TENURE

The property is available to let upon terms to be agreed.

EPC

The units are within Band D (88).

RATES

Rateable value: £9600.

LEGAL COSTS

Each party to be responsible for their own legal costs.

VAT

VAT is chargeable on the rent.

NOTES

The mention of any services within these particulars does not imply that they are in full and efficient working order.

VIEWING

Strictly by appointment through the Agents Ward Chowen Commercial.

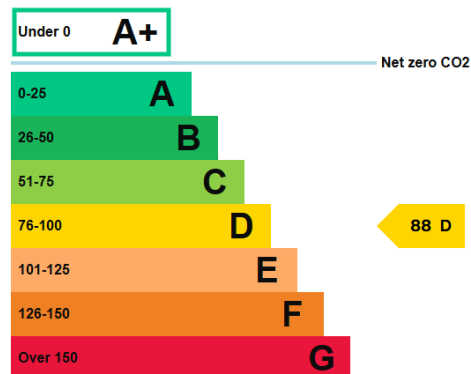
PROFESSIONAL SERVICES

Ward Chowen Commercial (Chartered Surveyors) are able to offer landlords and tenants advice with regard to lease renewals, rent reviews and other matters related to the acquisition and occupation of commercial property. We are also qualified to undertake Rating Appeals on your behalf. Please contact Neil Woolcock BSc(Hons) MRICS IRRV Chartered Valuation Surveyor for further information.



Energy rating and score

This property's energy rating is D.



Properties get a rating from A+ (best) to G (worst) and a score.