

First Peninsula

Commercial Property Specialists
& Business Agents

First Peninsula Commercial

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Office / Workshop To Let

Annual Rental Offers Invited



**Springfield Drive, Kingsbridge,
Devon TQ7 1HG**

**Plymouth 20 miles A38 Devon Expressway 10 miles
(distances approximate)**

Total net area exc roof terrace approx 103.8 sq m (1,117 sq ft)

First Peninsula Commercial Reference Number: FPC0179

LOCATION

The market town of Kingsbridge is situated at the heart of the South Hams at the head of the picturesque Salcombe/ Kingsbridge estuary. There are a diverse range of businesses located in close proximity to the town centre. The subject property is located in Springfield Drive, off the main A379 connecting to Plymouth, with nearby public car parks and enjoys an elevated position overlooking the town.

DESCRIPTION

The subject detached property comprises attractive office / workshop accommodation over ground and first floors. Large front windows on both floors provide a good source of natural lighting. The premises were previously occupied by a dental laboratory, and come fitted with a range of bench type workstations. The premises have been re-decorated internally throughout.

ACCOMMODATION

GROUND FLOOR

Entrance Lobby to:

Reception Office

Full length window to front. Laminated flooring and ceiling strip lighting. Stairs to FIRST FLOOR. Extending to approx. 21.56 sq m (232 sq ft).

Store

Divided into 2 areas. External and internal access. Extending to approx. 5.56 sq m (59.87 sq ft).

Office / Work Room

Accessed via Reception Office and also via separate side access. Central and wall mounted workstations. Ceiling strip lighting. Full length window to front. Extending to approx. 20.62 sq m (221.85 sq ft). Door to:

Side Entrance Lobby to:

Cloakroom

WC and wash hand basin.

FIRST FLOOR

Landing

Window to rear. Extending to approx 4.76 sq m (51.17 sq ft). Providing access to three office / workrooms as follows:

Room 1 Window to front. Workstation along front and rear walls. Laminated flooring and ceiling strip lighting. Extending to approx. 15.25 sq m (164.11 sq ft). Access to exterior roof terrace with stainless steel glazed perimeter rail. Approx 8.09 sq m (87.11 sq ft).

Room 2 Window to front. Central workstation and along front wall. Laminated flooring and ceiling strip lighting. Extending to approx. 28.24 sq m (303.87 sq ft).

Room 3 Fitted work surface and sink with wall storage cupboards. Ceiling strip lighting. Extending to approx. 5.19 sq m (55.87 sq ft).

OUTSIDE

Paved entrance courtyard to side of property. Parking area opposite property for a number of vehicles.

LEASE

The premises to be made available on a new business lease for a term of up to 7 years. The tenant will be responsible for maintaining the interior of the premises and for reimbursing building insurance with contributions towards exterior maintenance for lease terms over 3 years.

The lease will be contracted out of the Landlord and Tenant Act 1954 security of tenure provisions. The landlord is inviting offers for the annual rental exclusive of rates and outgoings.

USE

Within use class B1 business / workshop. Suitable for users such as architects, IT consultants, chiropodists, opticians, dental lab, subject to any relevant consent (s).

Energy Performance Certificate

The landlord will make an EPC for the premises available.

LEGAL COSTS

Each party to pay their own legal costs relating to the transaction.

REFERENCES

The landlord will require bank, trade and accountants references as appropriate, which will be treated in strict confidence.

SERVICES

We understand mains gas, water, electricity and drainage are connected. Heating via wall mounted electric heaters. All workstations are plumbed for compressed air and gas with a plentiful supply of electric power sockets. Network cabling is also present. Phone line. We recommend all interested parties check with the relevant statutory authorities as to the existence, adequacy or otherwise of these services for their own purposes. None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition.

BUSINESS RATES

It is the proposed tenant's responsibility to fully satisfy themselves and verify the business rates payable by contacting the local authority. The Rateable Value is £7,100 for the premises according to the Valuation Office website.

LOCAL AUTHORITY

The relevant local authority is South Hams District Council, Follaton House, Plymouth Road, Totnes, Devon TQ9 5NE. Tel: 01803 861234.

VAT

All rent prices and premiums are stated exclusive of VAT. Interested parties are advised to consult their professional advisors as to their liabilities. **VAT is not chargeable on the rent.**

VIEWING

Viewings will be by appointment only through First Peninsula Commercial Tel: 01548 854455.

FIXTURES AND FITTINGS

The incoming tenant must satisfy themselves that any equipment included is in satisfactory order.

IMAGE GALLERY



First Floor – Room 2



First Floor – Room 1

DISCLAIMER STATEMENT

This information has not been verified by First Peninsula Commercial. The accuracy of these particulars is not guaranteed nor do they form part of any offer or contract. Applicants should verify details by personal examination and enquiry, they have been prepared and issued in good faith and are intended to give a fair description of the property only. Any description or information given should not be relied on as a statement or representation of fact that the property or its services are in good order. First Peninsula Commercial, nor any of its employees, has any authority to make or give representation or warranty whatsoever in relation to this offer. Any images provided show parts of the property only at the time that they were taken. All measurements provided are approximate. Descriptions are subjective and those contained herein are provided in good faith as an opinion and not a statement of fact. Any reference to use, alterations or consent is not a statement that regulations consent has been obtained. All facts and matters stated herein must be verified any intended purchaser.