



UNIT B SCOPE COMPLEX, WILLS ROAD, TOTNES, TQ9 5XN

A ground floor light industrial unit available to lease on the Scope Complex, Wills Road, Totnes which provides excellent transport links to the A385 and the Western By Pass. The premises are available by way of a new proportional full repairing and insuring lease and there is an estate service charge of £1,332.06 PA.

The unit totals 750 Sq Ft (69 Sq M) on this well managed and close knit estate.

The unit is available immediately.

- **LIGHT INDUSTRIAL UNIT/WAREHOUSE**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **FULL HEIGHT ROLLER SHUTTER DOOR**
- **GOOD ACCESS TO A38 AND M5**
- **750 SQ FT (69 SQ M)**
- **EPC: 'D' (87)**

Rent: £7,250 Per Annum Exclusive



LOCATION:

The Scope Complex is conveniently located close to the A385 and the Western By Pass. It is home to numerous independent and artisanal businesses ranging from artists, photo framers, high end ceramics, wedding caterers, micro bakery and coffee brewer and scientific research.

PREMISES:

The unit comprises warehouse/workshop space totalling 750 Sq Ft (69 Sq M). Parking is available on the estate but is not allocated.

LEGAL COSTS:

The ingoing Tenant to bear the Landlord's legal costs of £250 + VAT.

LEASE TERMS:

The premises are available to let on a new full repairing and insuring lease for a term to be negotiated.

SERVICE CHARGE AND INSURANCE:

There is a service charge of £1,332.06 + VAT alongside an annual insurance cost of £579.68 + VAT.

VAT:

All the above prices/rentals are quoted exclusive of VAT.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £6,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

SERVICES:

Prospective tenants should make their own enquiries of the appropriate statutory undertakers:

Western Power: 0845 601 2989

South West Water: 0800 169 1144

ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (87).

CONTACT INFORMATION:

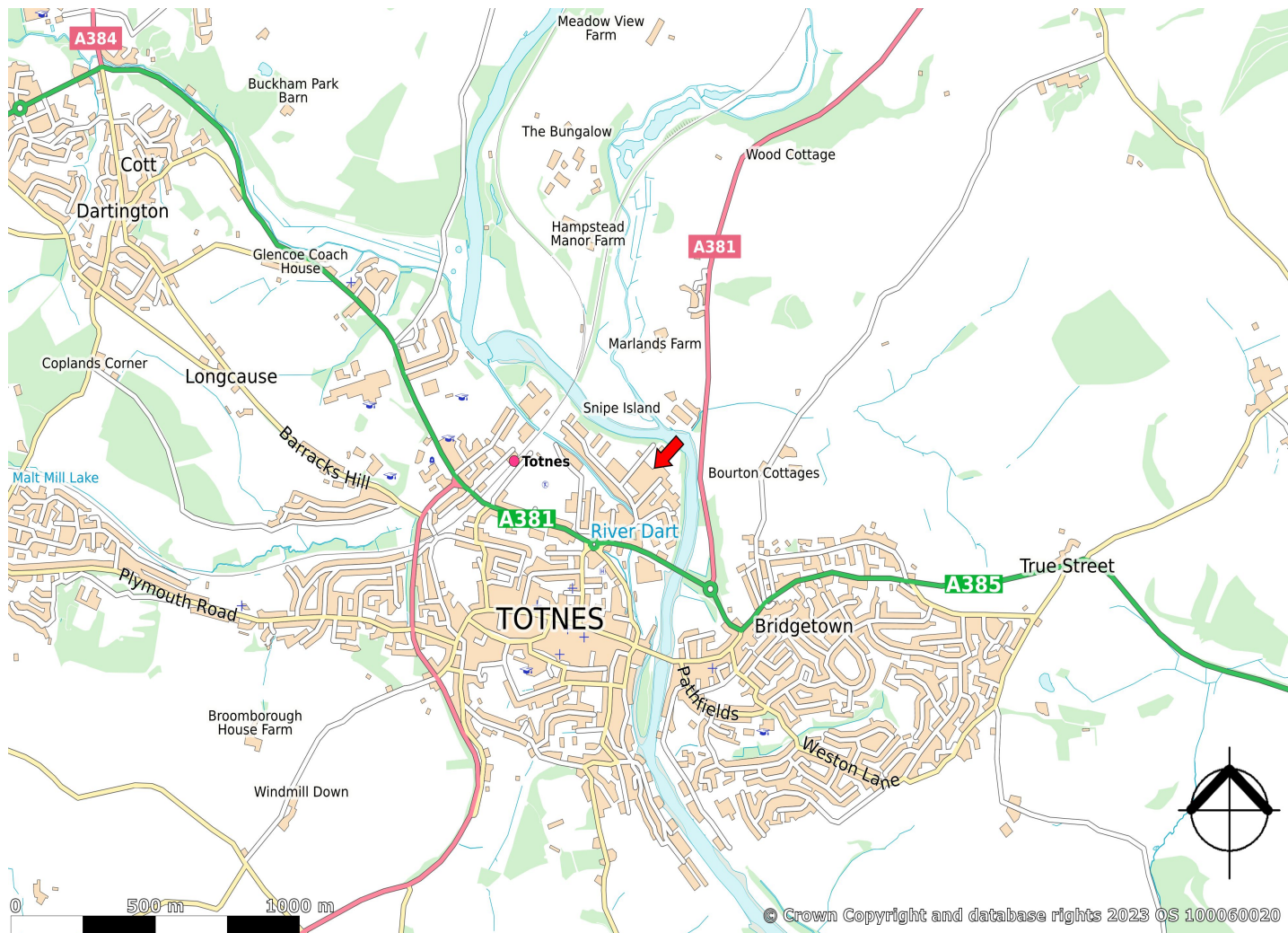
For further information or an appointment to view please contact either:-

Jonny Bright on 01872 247022

Email jb@millers-commercial.co.uk

Tom Smith on 01872 247013

Email ts@millers-commercial.co.uk



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