



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



## UNIT 3 NELSON ROAD INDUSTRIAL ESTATE, DARTMOUTH, TQ6 9LA

**£12,000 (Per Annum)**

LIGHT INDUSTRIAL WAREHOUSE UNIT 250.8M<sup>2</sup> (2,700 SQ. FT) WITH THE POSSIBILITY OF INCLUDING ADJACENT UNIT 2 INCREASING THE FLOOR AREA BY 131.3 M<sup>2</sup> (1,415 SQ FT) THE PREMISES ARE SITUATED ON AN ESTABLISHED ESTATE ON THE NORTH WEST SIDE OF DARTMOUTH

RENT: OFFERS ON £12,000.00 P.A.

Ref No. TSC1114

Unit 3 Nelson Road Industrial Estate  
Dartmouth  
TQ6 9LA



Tel: **01752 20 20 35**  
[www.taylorcreber.co.uk](http://www.taylorcreber.co.uk)



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.



## Location

Dartmouth is an important coastal town in South Devon and the home to Britannia Royal Naval College. It is a popular tourist and yachting destination. The town is situated on the west side of the river Dart in the popular South Hams district and close to Torbay.

## Description

Nelson Road Industrial Estate is located on the north-west side of Dartmouth. It was originally developed in the 1970/1980s and is the principal employment area of the town.

Units 1 – 3 are a terrace of industrial units of steel frame construction under profile roof and wall claddings, reinforced concrete floors and with small forecourt access and parking areas.

## Accommodation

Unit 3 comprises the original rectangular shaped industrial unit which has been extended to both the side and rear to provide additional accommodation.

There is a roller shutter door access together with personnel door. Internally there are male and female WCs.

## Floor Area

We have measured the unit in accordance with the RICS Code of Measuring Practice and confirm that the gross internal area is:

250.8 sq m (2,700 sq ft)

## Services

Mains electricity, water and drainage are connected to the property.

## Rates

TBC

## Proposal

The premises are available by way of a new 6 year lease subject to upward only rent review at the end of the third year on full repairing and insuring terms.

## Rent

Offers on £12,000.00 per annum.

## Note

The adjacent unit may also be available which comprises a further 131.3 sq m (1,415 sq ft).

## Legal Costs

Each side are to be responsible for their own legal costs in the transaction.

## VAT

All prices and rents quoted are exclusive of VAT where chargeable.

## Viewing

Strictly by prior appointment with the Agents Taylor Son & Creber 01752 202035