

Unit 3C West Devon Business Units **To Let**

Holsworthy Industrial Estate, EX22 6ES

REF S/187



PHOTO TAKEN SEPTEMBER 2026

Workshop/Warehouse Premises

- 53.9 SQ. M. (580 SQ. FT.)
- External Parking
- Suitable For Various Uses
- Popular Commercial Estate

£6,000 Per Annum



LOCATION

The premises are located on the established Holsworthy Industrial Estate which has seen significant expansion over recent years and is now a substantial commercial location. Holsworthy is at a crossroads for the A3072 and A388 and so provides excellent access to the surrounding area.

DESCRIPTION

The premises comprise a mid of terrace industrial unit of steel portal framed construction under a mono pitched profile sheet roof. Loading is via a roller shutter door and there is a separate personal entrance door. Externally there is parking to the front.

ACCOMMODATION (Approximate GIA)

Ground Floor 53.9 sq.m. (580 sq. ft) plus mezzanine storage

EPC

Energy Performance Certificate – Band E - Rating 111

SERVICES

It is understood that the premises benefit from mains electricity, water and drainage.

PLANNING

It is understood that the premises currently have consent for industrial uses falling within Use Classes E, B2, and B8. Interested parties are advised to contact Torridge District Council on 01237 428700

TENURE

The premises are offered by way of a new lease on an FRI basis lease on terms to be agreed.

RENT

£6,000 per annum (£500 per month)

SERVICE CHARGE

In addition to the rent the tenant will be responsible for a percentage of the costs involved in maintenance of the exterior and common areas, buildings insurance, management etc.

RATES

Rateable Value - £3,150. A qualifying business pays no rates. Torridge District Council Business Rates - 01237 428985 Local Authority Reference – 102912920556945

VAT

The rent will be subject to VAT

LEGAL COSTS

Each party to bear their own legal costs.

Prospective tenants are advised to seek professional advice before entering lease negotiations and should refer to the RICS Code for Leasing Business Premises.

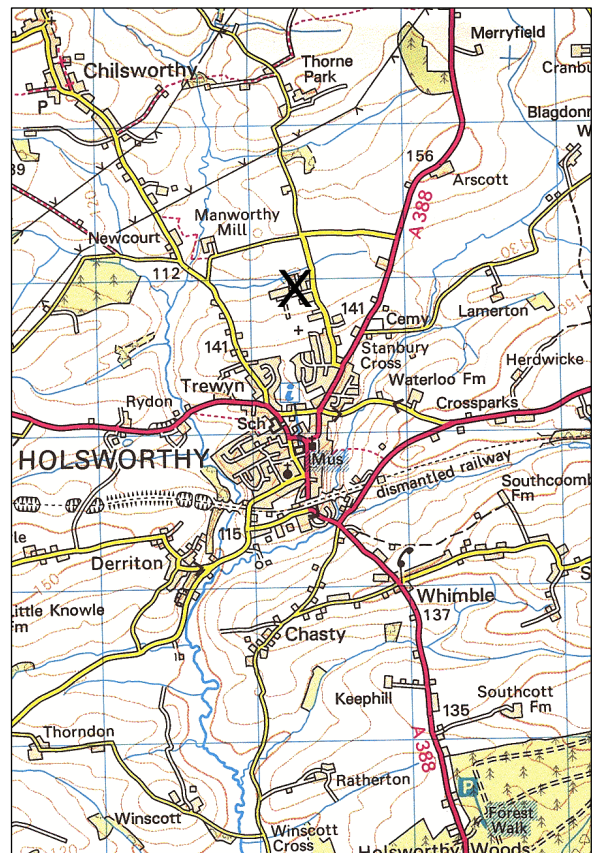
Viewing Strictly through the sole agents: 01822 611311

Peter Sleep peter@simonpowell.co.uk

Simon Powell simon@simonpowell.co.uk

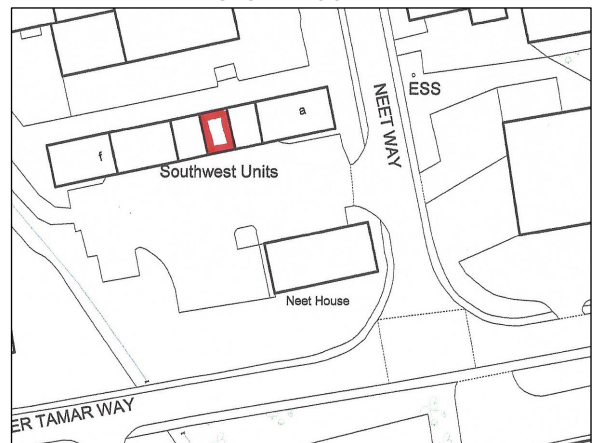
LOCATION PLAN

THE PREMISES ARE LOCATED IN THE AREA MARKED X



SITE PLAN

THE PREMISES ARE OUTLINED IN RED



VIEW FROM NEET WAY

