



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

A first 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 £1004.90 PA plus VAT

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

- **LIGHT INDUSTRIAL UNIT/WAREHOUSE**
- **ESTABLISHED TRADING ESTATE LOCATION**
- **GOOD ACCESS TO A38 AND M8**
- **750 SQ FT (69 SQ M)**
- **IMMEDIATELY AVAILABLE**
- **ENERGY PERFORMANCE ASSEST RATING 'D' (77)**

Rent, £6,250 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.

DESCRIPTION:

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SCHEDULE OF ACCOMMODATION:

The unit totals 750 Sq Ft (69 Sq M).

SERVICE CHARGE:

There is an estate service charge of £1004.90 PA plus VAT alongside insurance payment of £436.78 plus VAT.

TENURE / LEASE TERMS:

The lease terms are at £6,250 per annum rent plus VAT for a length of term to be negotiated.

VAT:

All the above prices/rentals are quoted exclusive of VAT. The property is elected for VAT therefore VAT is payable on rent, service charge and insurance.

LEGAL COSTS:

The ingoing Tenant to contribute £350 plus VAT to the Landlord's costs in drawing up the lease agreement.

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 £5,400. For qualifying businesses this means no rates will be payable.



ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is D (77).

VIEWING AND CONTACT INFORMATION:

Strictly through Miller Commercial. Please contact either:-

Jonny Bright on 01872 247022

Email jb@miller-commercial.co.uk

Tom Smith on 01872 247013

Email ts@miller-commercial.co.uk

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