



PREMIER
NOSS ON DART

**stratton
creber
commercial**
property consultants



Unit 2F, Noss on Dart Marina,
Kingswear, Devon, TQ6 0EA

To let

Viewing by prior appointment with
Jonathan Ling / Tom Churchward

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tom@sccexeter.co.uk

First floor office in mixed-use redevelopment of established marina including hotel and spa

Net Internal Area NIA: 712 sq.ft (66.1 sq.m)

Views over the boatyard and estuary

2 parking spaces; extra parking by separate agreement

To let: first-year rents from £10,000 per annum exclusive

strattoncrebercommercial.co.uk

Location

Noss on Dart Marina is situated in an Area of Outstanding Natural Beauty, on the eastern bank of the busy River Dart around 2 miles upstream from the town of Kingswear. It is situated directly off the A379 from Paignton (around 6 miles), and is around 9 miles from the centre of Torquay.

Kingswear is on the eastern shore of the Dart Estuary close to where it leads to the open sea. The town is directly opposite the affluent town of Dartmouth, with two vehicle ferries linking the towns, and many of the visitors to the towns travel on the Dartmouth Steam Railway which passes Noss on Dart Marina, or on the river cruises which also sail past the marina.

Noss on Dart Marina

Noss on Dart is a long-established marina which is undergoing comprehensive regeneration, designed to make it a UK destination marina offering a blend of marine and leisure uses. In addition to significant expansion of the berthing capacity and dock facilities, the proposals include a boutique hotel with restaurant spa and a heritage centre, plus parking for over 400 cars.

New office unit at Noss on Dart

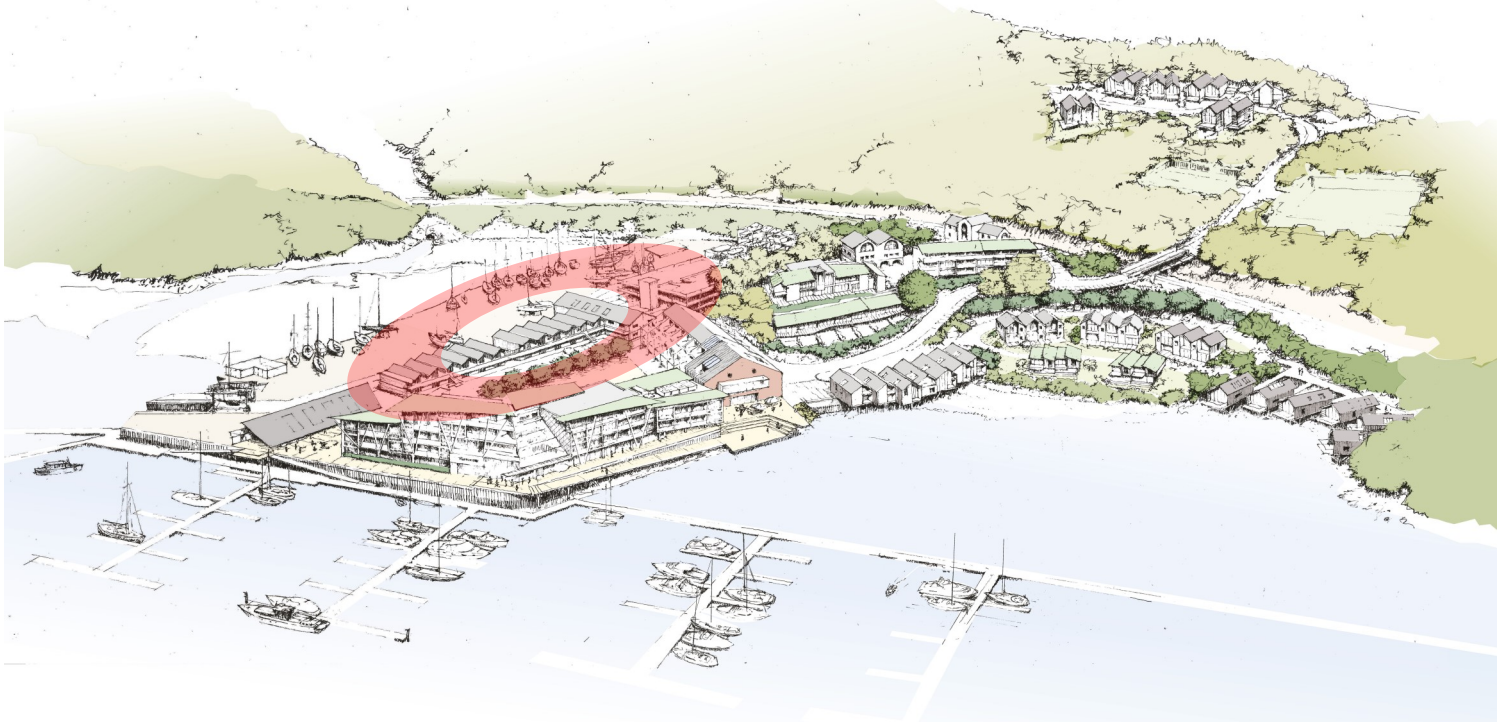
Units are suitable for office uses and face directly onto the boatyard.

The specification of the office includes perimeter trunking, carpeted floors, suspended ceilings with recessed LED lights, double glazed doors and windows, kitchenette within the offices, and central heating. WCs are shared between all units in the block. A lift will serve the first floor offices.

Each unit will have the right to park 2 cars in the Woodland Car Park, with additional parking rights at extra cost and subject to availability.

Accommodation

The units will each have an approximate Gross Internal Area of 712 square feet (66.15 sq.m).



Terms

Offered by way of new 5-year leases on contributory full repairing and insuring terms. The rent for a single 712-sq.ft unit will be £10,000 exclusive in Year 1 rising to £11,000 in Year 2. Thereafter, rents will be reviewed annually by reference to the RPI measure of inflation.

Service Charge

An estate charge is levied in respect of services, upkeep and maintenance of the site and common areas. The service charge will be fixed at £2,000 per annum until the 30th of September 2024 and reviewed thereafter to reflect a proportional recharge of actual costs.

VAT

VAT is applicable to the rents and any other outgoings.

Business Rates

Tenant to be responsible for paying business rates direct to the billing authority. The Valuation Office will assess the rateable values of the units on completion.

Energy Performance Certificates (EPC)

Awaited.

Legal Costs

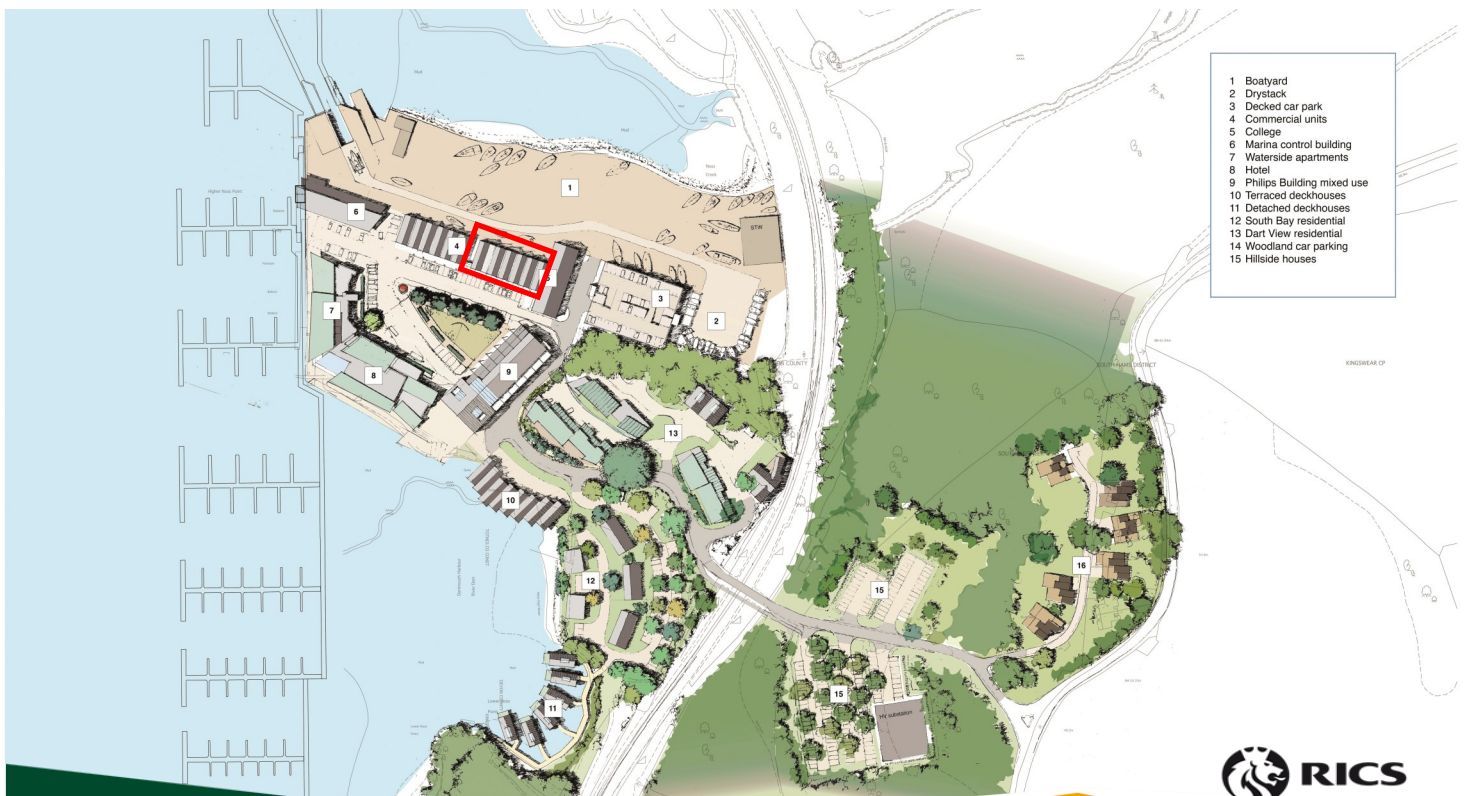
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Please contact the sole agents:

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20 Southernhay West, Exeter, EX1 1PR

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