



NEW INDUSTRIAL UNITS: River Tamar Way, Holsworthy Industrial Estate, Holsworthy, Devon, EX22 6HL FOR LEASE - From £15,500 PA

Available 7 days a week

NEW INDUSTRIAL UNITS

River Tamar Way, Holsworthy Industrial Estate, Holsworthy, Devon, EX22 6HL

- 10 x high specification new build Industrial units coming Winter 2025
 - 240m² (2,583sqft) to 2400m² (25,833 sqft)
- Available to lease individually, in groups or as a whole with different layout options available
- Excellent transport links & neighbouring businesses
 - Suitable for a range of business uses
 - EPC Ratings - TBC

LOCATION

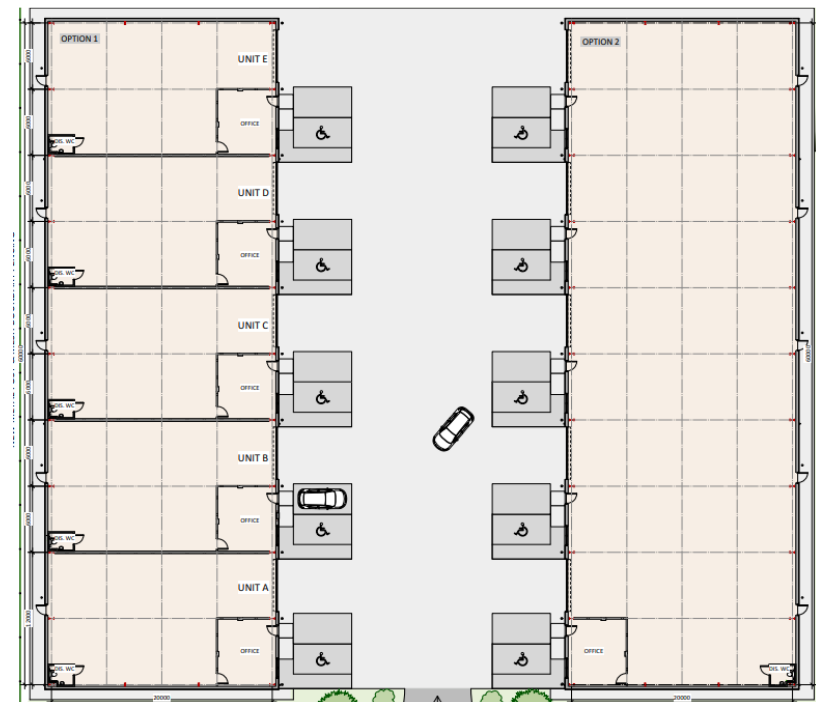
Ideally located in Holsworthy Industrial Estate with excellent links to Launceston, Bude and Barnstaple. Holsworthy Industrial Estate is a busy trading location serving the local community. There are several of the town's largest employers in the area with strong national and international brands in attendance.

Commercial
01409 253888

Available 7 days a week



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DESCRIPTION

An exciting opportunity to lease 1 to 10 high specification industrial units—either individually, in groups or as a complete package to suit a wide range of operational requirements.

The development comprises two terraces, each with five units measuring 20m x 12m (over 2,500 sq ft per unit). The layout allows for full-site occupation if desired, providing seamless open-plan warehouse space with flexibility for larger operations.

Each unit benefits from a durable 8-inch reinforced concrete floor, a double-width roller shutter door, and a clear-span design with a floor-to-eaves height exceeding 6m. Units are insulated to modern standards. One office and disabled-accessible WC is provided per unit or per building, with the remainder of the space left open-plan for optimal warehouse usability depending on individual requirements.

Externally, a central concrete forecourt spans the full length of both terraces, offering generous parking and turning areas. An additional turning zone at one end of the site enhances accessibility for larger vehicles.

LEASE TERMS

It is envisaged the successful tenant will take a minimum six-year lease term with rent payable quarterly in advance on the usual quarter days. The lessee will be responsible for full repair and maintenance of the premises plus reimbursement of insurance premiums paid by the Landlord for the protection of construction.

In addition, there will be a service charge (TBC) for the repair and maintenance of the central forecourt, communal areas and sewerage system.

The Lessee will be responsible for ensuring Compliance with all Local Authority Regulations in respect of the occupancy of the premises during the terms of the lease and for all outgoings including business rates.

LEGAL FEES

The lessee will be required to give a solicitor's undertaking to meet the lessor's legal fees for drawing up a lease subject to a maximum of £1,500 + VAT.

GUARANTEES

For a limited company directors guarantee's will be required. If a break clause is required, this will be operable by landlord or tenant. The rent will be subject review on the third year stipulated upwards only.

SERVICES

Mains electricity, water and drainage.

EPC

TBC

RATES

£TBC

([Summary valuation - Valuation Office Agency - GOV.UK](#)). Enquiries should be made to VOA on Tel: 0300 0501 501.

DIRECTIONS

What3Words: ///florists.warriors.worlds

VIEWINGS

Please ring 01409 253888 to view this property and check availability before incurring travel time/costs. FULL DETAILS OF ALL OUR PROPERTIES ARE AVAILABLE ON OUR WEBSITE

EASEMENTS, WAYLEAVES & RIGHTS OF WAY

The property is offered for sale, subject to and with the benefit of all matters contained in or referred to in the Property and Charges Register of the registered title together with all public or private rights of way, wayleaves, easements and other rights of way, which cross the property.

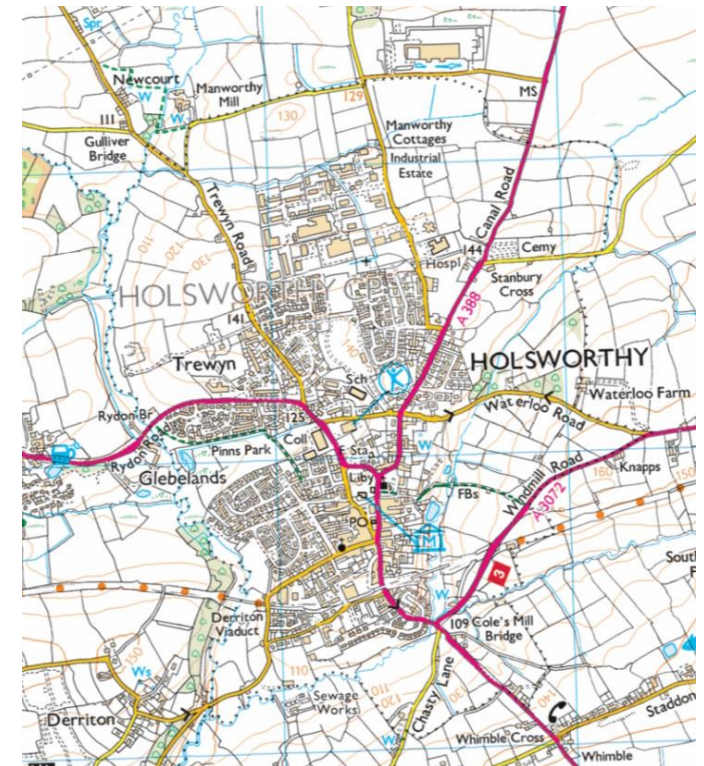
BOUNDARIES

Any purchaser shall be deemed to have full knowledge of all boundaries and neither vendor nor the vendor's agents will be responsible for defining the boundaries or the ownership thereof. Should any dispute arise as to the boundaries or any points on the particulars or plans or the interpretation of them, the question shall be referred to the vendor's agent whose decision acting as experts shall be final.

IMPORTANT NOTICE

Kivells, their clients and any joint agents give notice that:

1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Kivells have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.





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IMPORTANT: we would like to inform prospective purchasers that these sales particulars have been prepared as a general guide only. A detailed survey has not been carried out, nor the services, appliances and fittings tested. Room sizes should not be relied upon for furnishing purposes and are approximate. If floor plans are included, they are for guidance only and illustration purposes only and may not be to scale. If there are any important matters likely to affect your decision to buy, please contact us before viewing the property.