



To Let

Noss on Dart Marina, Kingswear, Devon, TQ6 0EA

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

New waterside office units coming in 2021

Part of mixed-use redevelopment of established marina
including hotel and spa

Units from 712 sq.ft (66.1 sq.m)

Views directly over boatyard and estuary

2 parking spaces per unit; extra parking by separate agreement

To Let: first-year rents from £7,500 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 units at Noss on Dart

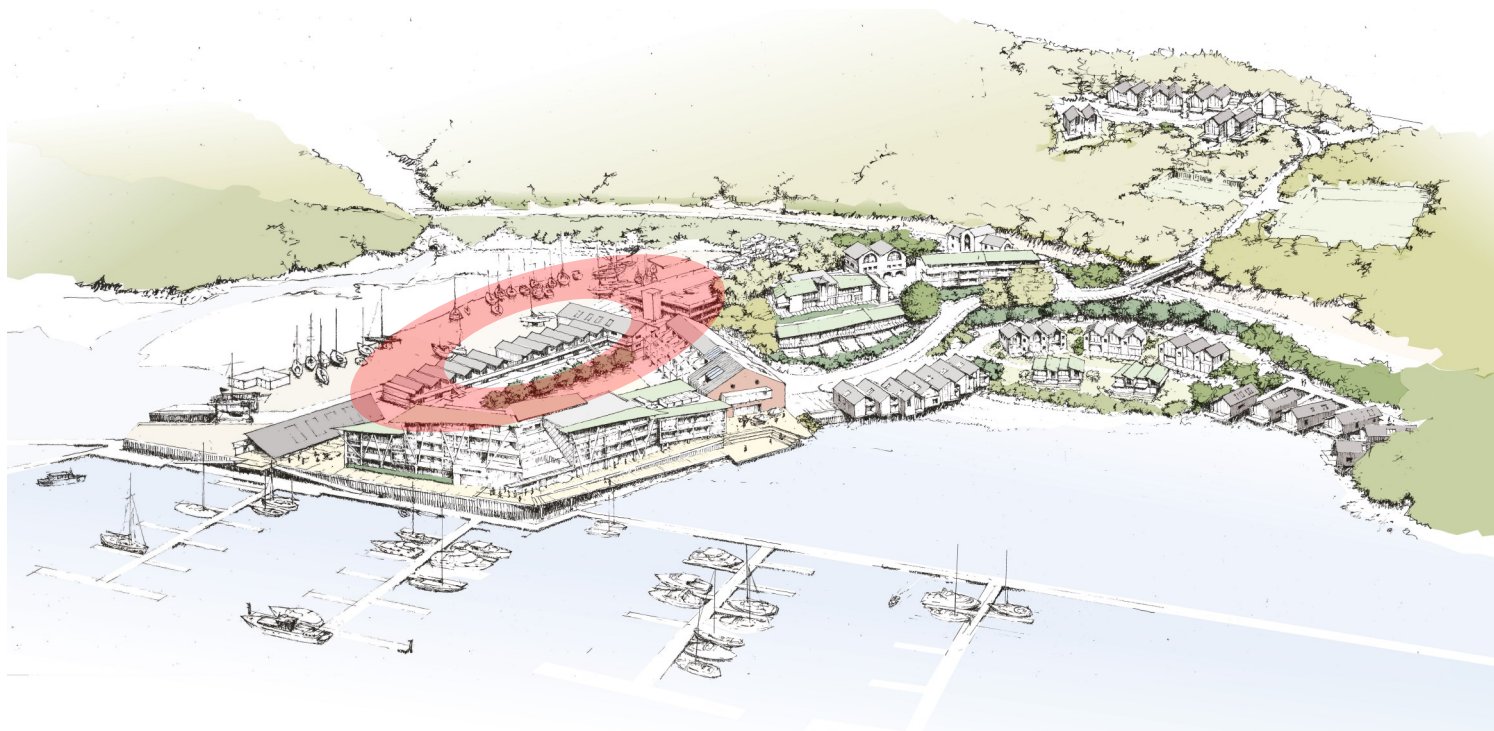
A key part of the development is a block of marine workshops, offices and retail units which will face directly onto the boatyard. The ground floor workshop and retail units in Phase I have been reserved by a number of marine-related businesses, and the first floor office units are now being offered to market.

The specification of the offices includes perimeter trunking, carpeted floors, suspended ceilings with recessed LED lights, double glazed doors and windows, kitchenette within the offices, and central heating. All units will have use of shared WCs in the block, and will have the option to install a WC within the suite at tenant's cost. 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 £7,500 exclusive in Year 1, rising to £9,000 in Year 2 and £10,500 in Year 3. Thereafter, rents will be reviewed annually by reference to the RPI measure of inflation.

Additional parking spaces will be offered by separate agreement (subject to availability) at £50 plus VAT per month.

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 for a standard 712-sq.ft unit in each of the first three years, 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

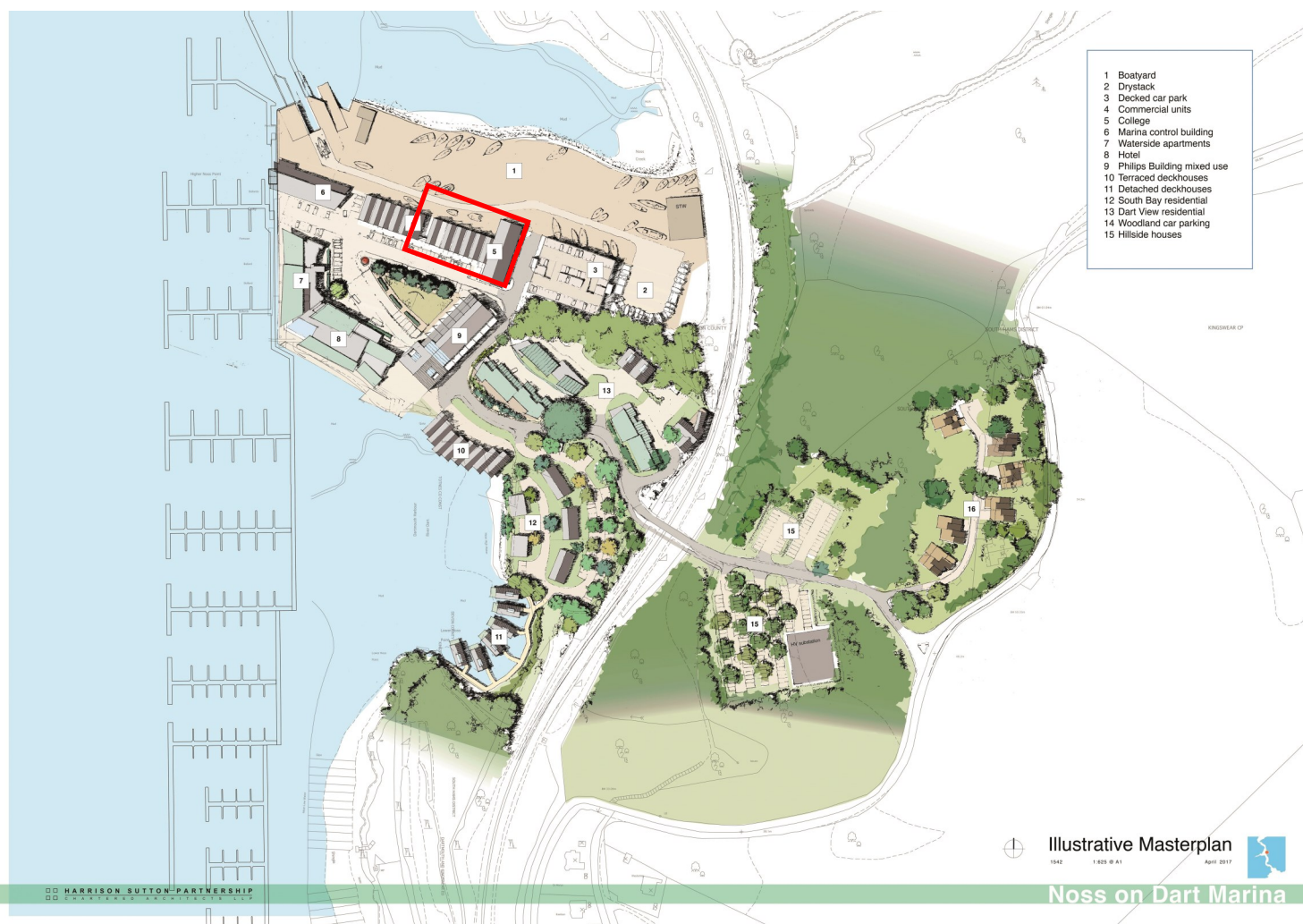
Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Please contact the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Jonathan Ling
Tel: (01392) 202203
Email: jonathan@sccexeter.co.uk

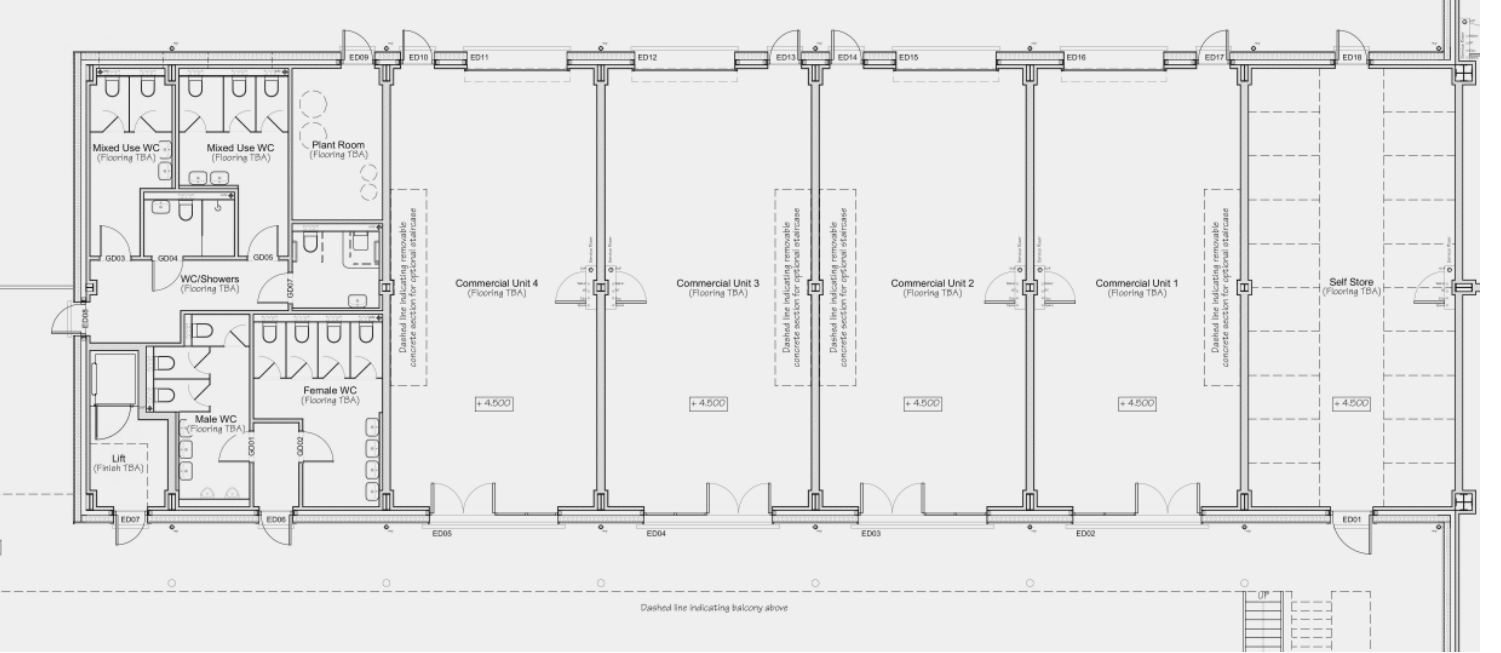


Illustrative Masterplan

1542 1:500 @ A1

April 2017





Ibstock A2220A
Staffordshire Blue Brindle
smooth brick



Norclad Siberian Larch Cladding
Natural | Weathered



Euroclad Elite System 56 Horizontal
Wall Cladding (Trapezoidal Profile)
Colour TBA



Euroclad Elite System 4
Standing Seam
Colour TBA



Marine Grade Galvanised Steel
Balcony Design with Treated
Hardwood Handrail



Alux Optio 58BW High
Performance Window RAL 7016
(Anthracite Grey)



Alux GT55 TB Commercial
Swing Door RAL 7016
(Anthracite Grey)



Part proposed South West
Elevation (NTS)



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