

Unit 14 Trojan Industrial Estate

Ref No: 3626

Borough Close, Paignton, Devon, TQ4 7EP



Conveniently Located Industrial Premises For Sale

Gross Internal Area 88.90m² (957 sq ft)

Ideal for Owner Occupiers or Investors

Easy Accessible Industrial Estate with Estate Parking

Viewing Highly Recommended

£110,000 Long Leasehold

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LOCATION

The Trojan Industrial Estate makes up part of the Yalberton Industrial Area and is located just off the A380, which connects Paignton to Torquay and Newton Abbot.

The area is popular with a number of occupiers including store and distribution, general light industrial and office. Nearby occupiers include Asda, Dewsons and Magnet.

DESCRIPTION

This single storey unit is currently arranged as a reception entering into workshop and storage space. However, could easily be reoriented to suit the requirements of the occupier. The premises benefits from two separate pedestrian doors and a single roller shutter door to the front of the unit.

Formerly used for food production it would suit a variety of uses, subject to consents. Please note motor trade is not permitted on this trading estate.

The accommodation briefly comprises:-

WORKSHOP AREA 1

17' 11" x 23' 4" (5.47m x 7.12m)

Including the:-

RECEPTION AREA

9' 3" x 9' 1" (2.82m x 2.78m)

WORKSHOP AREA 2

18' 0" x 23' 4" (5.48m x 7.12m)

WC

TENURE

Long Leasehold, for further information contact the Agents.

EPC G

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021.



www.bettesworths.co.uk
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Devon
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