

# Unit 7 Trojan Industrial Estate

Ref No: 4223

Borough Close, Paignton, Devon, TQ4 7EP



## Industrial Unit Comprising Workshops and Offices

Ground Floor Area Approx. 224m<sup>2</sup> (2,411 sq ft)

First Floor Offices Approx. 62m<sup>2</sup> (667 sq ft)

Attractive to Owner Occupiers and Investors

3 Allocated Parking Spots and Further Estate Parking Available

£260,000 Long Leasehold

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# Unit 7 Trojan Industrial Estate

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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 independent occupiers and nearby national occupiers include Asda, Jewson and Magnet.

## DESCRIPTION

The unit is currently operating as a workshop and production facility and has been modified to suit the current occupiers needs. A first-floor mezzanine has been created over half of the internal floor area, which provides a number of individual office pods and a staff kitchenette/break room. To the back of the unit, the vendor has extended to create two further workshop rooms. The unit is accessed at the front via a pedestrian door leading to reception and a roller shutter door into the workshop. To the front of the unit are three allocated parking spots and further estate parking available.

The accommodation briefly comprises:-

### GROUND FLOOR

#### RECEPTION

8' 11" x 11' 4" (2.71m x 3.46m)

#### MAIN WORKSHOP

67' 2" x 29' 1" (20.47m x 8.87m) (max)

Area Approx. 161m<sup>2</sup> (1,732 sq ft)

With Roller Shutter.

Door to:-

#### WORKSHOP 1

18' 6" x 12' 7" (5.64m x 3.83m)

Door to:-

#### WORKSHOP 2

16' 4" x 14' 6" (4.98m x 4.43m)

#### WC

#### FIRST FLOOR MEZZANINE

#### KITCHENETTE/BREAK ROOM

16' 6" x 11' 1" (5.04m x 3.38m)

#### OFFICE

15' 7" x 8' 9" (4.74m x 2.67m)

#### MEETING ROOM

16' 3" x 9' 10" (4.95m x 2.99m)

#### OFFICE

9' 10" x 9' 9" (2.99m x 2.97m)

### ACCOUNTS OFFICE

10' 2" x 9' 10" (3.1m x 2.99m)

### PARKING

To the front of the property are 3 allocated parking spaces with further estate parking available opposite.

### SERVICES

The property has a 3-phase electricity supply, mains drainage and a gas supply. None of these services have been tested by the agent.

### TENURE

Held on a 999 year lease from 1985. For further details, contact the Agents, Bettesworths.

### BUSINESS RATES

2017 List: £10,500.

**Please note this is not Rates Payable.** Interested parties are advised to make enquiries as to the exact Rates Payable.

### LEGAL COSTS

Each party is to be responsible for their own legal costs incurred in any transaction.

### EPC AWAITED

### VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettesworths. Tel. 01803 212021.

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)

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