

On The Instructions Of



# Block E Torbay Business Park

Woodview Road off Long Road, Paignton, Devon, TQ4 7HP



# Block E Torbay Business Park

Woodview Road off Long Road, Paignton, Devon, TQ4 7HP

## NEW BUILD INDUSTRIAL UNITS (B2)

12,000 sq ft (1,115m<sup>2</sup>) Subdivided into 8 Units of 1,500 sq ft (140m<sup>2</sup>) - Can be Merged  
To Let - Ready for Occupation Early 2020

### LOCATION

Torbay Business Park is easily accessible from by road links to the A3022 Paignton to Brixham Road which links to the A380 trunk road. Torbay is well connected with the recently completed South Devon link road (A380) connecting Torbay to Exeter and the M5 motorway network. There are a number of bus routes to Long Road, Paignton which is near the site.

### DESCRIPTION

A new build terrace of industrial units, being sub-divided into 8 separate business units of 1,500sq ft (140m<sup>2</sup>). The dividing walls of the units are non-structural to allow for maximum flexibility, and therefore the units can be merged if required. There is communal parking and cycle storage on site, and there are bus routes nearby.

The building has a steel portal frame on concrete foundations, with profile metal cladding to walls and roof including at least 10% roof lights. To the front of each unit, there is a roller shutter door and a front pedestrian door, and a door to the rear of each unit. The floor slab is power floated with a sealer coat. There is water, drainage, electricity (415v 3 phase 45kva) and BT cable fibre connections at the front of each of the units, and gas connections to the rear of each of the units.

The units will be handed over in shell condition for the Tenant to fit out, as required.

**Please note: The Landlord will not accept Motor Trade on this site.**

Ref No: 3664

Annual Rental From £12,000

Interested in this property?

T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Block E Torbay Business Park

Woodview Road off Long Road, Paignton, Devon, TQ4 7HP

The accommodation briefly comprises:-

## TENURE

To Let on new effective FRI Leases (by way of service charge), with exact terms and lease length to be agreed.

## NEARBY OCCUPIERS INCLUDE

South West Energy Centre, South Devon College and the new Hi tech Digital Skills Centre, the newly opened Electronics and Photonics Centre, Nisshi Medical Technologies, Two Bare Feet.

## PLANNING

Use Class B2 industrial manufacturing units. For details of planning consent please see Planning Consent Number P/2017/1042. Under a Planning condition, the Tenant to complete a pre-occupation Travel Plan. The applicant will need to make their own enquiries with regard to any future change of use under the Town and Country Planning (Use Classes) Order 1987.

## SERVICES

The building is connected to mains electric, gas, water, drainage and BT fibre cable. Interested parties are required to carry out their own inspection and investigations as to the suitability of the services.

## RATEABLE VALUE

Not known, as yet. The Occupier will be responsible for the payment of Business Rates.

## VAT

The rent shall be subject to VAT if deemed appropriate by the Landlord.

## RENT

£12,000 per annum per unit (exclusive of VAT).

There will be an additional contribution to a service charge for communal facilities including (but not exclusively) lighting and parking, building insurance, building maintenance including servicing of roller shutter doors, communal cleaning and landscaping, and any other services provided by the Landlord.

## COSTS

The Landlord will expect the tenant to make a contribution towards their legal and estate costs. For more information, please enquire with Bettsworths.

## EPC

To follow.

Interested in this property?

T.01803 21 20 21 [bettsworths.co.uk](http://bettsworths.co.uk)



# Block E Torbay Business Park

Woodview Road off Long Road, Paignton, Devon, TQ4 7HP



Interested in this property?  
 T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Block E Torbay Business Park

Woodview Road off Long Road, Paignton, Devon, TQ4 7HP



RESQUALTRISK REGISTER	
1	Low
2	Medium
3	High
4	Critical

Note: Risk is a combination of the probability of occurrence and the consequences of the event.

Item No.	Description	Priority	Responsible
1	Complete the design	High	Architect
2	Obtain planning permission	High	Architect
3	Obtain building regulations approval	High	Architect
4	Obtain planning permission for parking	High	Architect

Project: Proposed Unit F Paignton Business Park  
Site: Mosaic Construction

Drawing No: Setting Out  
Scale: 1:500  
Date: 21/03/2021

**narracotts architects**  
2 Montpellier Terrace  
Torbay TQ4 1SL  
T: 01803 528224  
E: info@narracotts.co.uk  
W: www.narracotts.co.uk



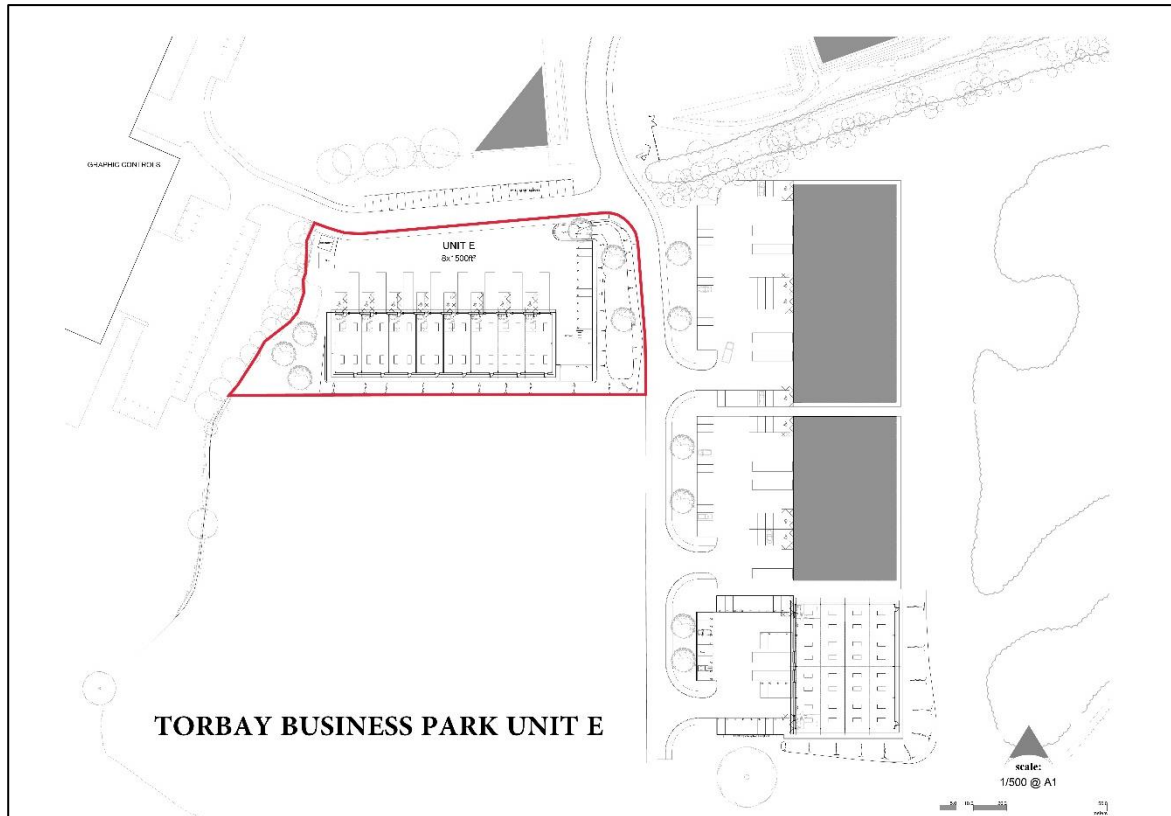
Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)





# Block E Torbay Business Park

Woodview Road off Long Road, Paignton, Devon, TQ4 7HP



[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



**IMPORTANT NOTE:** Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

Interested in this property?  
T.01803 21 20 21 [bettesworths.co.uk](http://bettesworths.co.uk)

