

Unit 13 Torbay Business Park

Ref No: 3961

Woodview Road (Off Long Road), Paignton, Devon, TQ4 7HP



Modern Industrial Unit To Let

Well Located on the popular Torbay Business Park in Paignton

Gross Internal Area 337m² (3,627 sq ft)

Offered by Way of an Assignment or a New Lease with Terms to be Agreed

Viewing Highly Recommended

Annual Rental of £21,750 + VAT

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LOCATION

Torbay Business Park is easily accessible from road links from 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 serving Long Road.

DESCRIPTION

The property comprises a modern high bay steel portal frame industrial unit in a terrace of similar properties on Torbay Business Park.

The unit has a loading apron and 5/6 designated parking spaces to the front.

The accommodation briefly comprises:-

GROSS DIMENSIONS

46' 7" x 77' 11" (14.2m x 23.75m)

MINIMUM HEIGHT

21' 5" (6.53m)

MAXIMUM HEIGHT

27' 11" (8.5m)

INSIDE: SMALL PARTITIONED OFFICE

8' 10" x 9' 10" (2.7m x 3m)

DISABLE ACCESS WC

Access if via a glazed personal door with steel concertina shuttering and:

POWERED SECTIONAL UP & OVER DOOR

9' 10" x 13' 0" (3m x 3.95m)

TENURE

The property is currently held by our clients on a Full Repairing and Insuring lease, expiring 31st January 2022.

Conversations with the Landlord indicate that a new lease (terms to be agreed) can be negotiated for an incoming tenant, if so desired.

The current lease also gives the current tenant option to purchase the property until August 2021.

It is recommended that interested parties enquire with the Agent as to the preferred course of action for occupation.

RENT

The current passing rent is £21,750 + VAT per annum.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

The incoming tenant may be expected to make a reasonable contribution to the Landlord's costs.

BUSINESS RATES

The property has the following Rateable Value

2017 List: £19,500

Please note: This is not the Rates Payable. Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council or the Agents for further indication as to approximate Rates Payable.

EPC RATING D

VIEWING

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

CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasingbusinesspremises.co.uk

www.bettesworths.co.uk
29/30 Fleet Street
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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.

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