

# Unit 3, Block E Torbay Business Park

Ref No: 4167

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



## New Build Industrial Unit To Let

Gross Internal Area 140m<sup>2</sup> (1,500 sq ft)

Electric Roller Shutter Door

Dedicated Parking Space and Further Estate Parking

Three Phase Electricity, High Speed Fibre Line and Gas Supply

Annual Rental of £13,500

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## 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, sub-divided into 8 separate business units of 1,500sq ft (140m<sup>2</sup>). 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 the unit, there is a roller shutter door, front pedestrian door and a newly installed WC.

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 the unit, and gas connections to the rear.

Externally there is a private parking space to the front and further communal parking and cycle storage on site. Local bus routes are easily accessible on Long Road.

**PLEASE NOTE: THE LANDLORD WILL NOT ACCEPT MOTOR TRADE ON THIS SITE.**

The accommodation briefly comprises:-

## UNIT DIMENSIONS

56' 5" x 26' 7" (17.2m x 8.1m)

## ROLLER SHUTTER DIMENSIONS

11' 2" x 14' 9" (3.4m x 4.5m)

## 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.

## USAGE

Use Class E industrial manufacturing units.

## 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

The unit is still awaiting inspection from the valuation office.

Basing our views off the other listed units at Block E, we believe the rateable value for Unit 3 should fall below £12,000.

The unit would then benefit from 100% small business rates relief for those parties which are eligible.

## VAT

The rent and outgoings for the unit are subject to VAT.

## RENT

£13,500 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.

## SERVICE CHARGE

The service charge for the 21/22 period is £946.38.

## COSTS

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

## VIEWING

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

## EPC - TBC

## 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.lettingbusinesspremises.co.uk](http://www.lettingbusinesspremises.co.uk)

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



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