

4a Aspen Way

Ref No: 4185

Paignton, Devon, TQ4 7QR



Light Industrial/Office Premises in Yalberton

Ground Floor Approx: 295.5m² (3,180 sq ft)

First Floor Offices Approx: 185m² (1,990 sq ft)

Smart Reception and High-Spec Office Accommodation

Workshops/Stores, Large Car Park (Approx 15 Vehicles)

New Lease - Terms to be Agreed - Viewing Highly Recommended

Annual Rental of £30,000 + VAT

Interested in this property?

T.01803 21 20 21 bettesworths.co.uk



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LOCATION

The property is located on Aspen Way on the Yalberton Industrial Estate. Yalberton Industrial Estate is Paignton's largest and longest established Industrial area. It is a popular location for a variety of industrial and distribution based businesses.

Yalberton is accessed via the Torbay Ring Road which connects Paignton to the South Devon Link Road, Newton Abbot and the motorway network beyond.

DESCRIPTION

The property comprises a large light industrial unit of steel portal frame construction with insulated steel sheet clad walls and roof. Internally, the accommodation has been modelled to provide ground floor stores/warehousing and smart first floor office accommodation. The office accommodation has the benefit of heating and air conditioning, energy efficient LED lighting and data cabling.

Note: An inventory of office furniture and telecoms equipment can be made available by separate negotiation; details available from the agents.

The accommodation briefly comprises:-

GROUND FLOOR

GROSS AREA

295.5m² (3,180 sq ft)

Access is via a glazed reception door and a roller shutter loading door.

ENTRANCE FOYER & RECEPTION OFFICE

18' 4" x 20' 0" (5.6m x 6.1m) (max)

WAREHOUSE/PRODUCTION SPACE

240m² (2,583 sq ft)

MAX HEIGHT

23' 0" (7m)

HEIGHT UNDER FIRST FLOOR

8' 0" (2.45m)

MALE & FEMALE WC'S

DISABLED WC

With shower facility.

SERVER ROOM

TEA POINT

FIRST FLOOR

APPROX NET OFFICE AREA

185m² (1,990 sq ft)

Made up of open plan and private offices with a board room; following the approximate dimensions:

OPEN PLAN OFFICE

71' 6" x 18' 8" (21.8m x 5.68m)

Currently set up as office space, reception/waiting area and a smart tea point/kitchenette.

OFFICE 1

18' 6" x 12' 10" (5.63m x 3.92m) (max)

OFFICE 2

9' 0" x 12' 10" (2.74m x 3.92m)

OFFICE 3

10' 2" x 16' 11" (3.1m x 5.15m)

BOARD ROOM

The offices are decorated to a high standard with the benefit of LED lighting, over head data and air conditioning.

OUTSIDE

To the immediate rear of the unit is a potentially usable grass area that could possibly be included within the demise of a new lease. For further information please enquire with the agent.

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PARKING

To the front of the property are 4 parking spaces and in the car park opposite a further 11 spaces dedicated to this property.

SERVICES

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

TENURE

The property is available by way of a New Full Repairing and Insuring Lease exact terms and lease length to be agreed by negotiation.

VAT

The property is elected for VAT. Therefore, VAT is payable on rent.

BUSINESS RATES

We are advised by the Valuation Office Agency (www.voa.gov.uk) that the property has the following Rating Assessments:

2017 List: £28,750.

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.

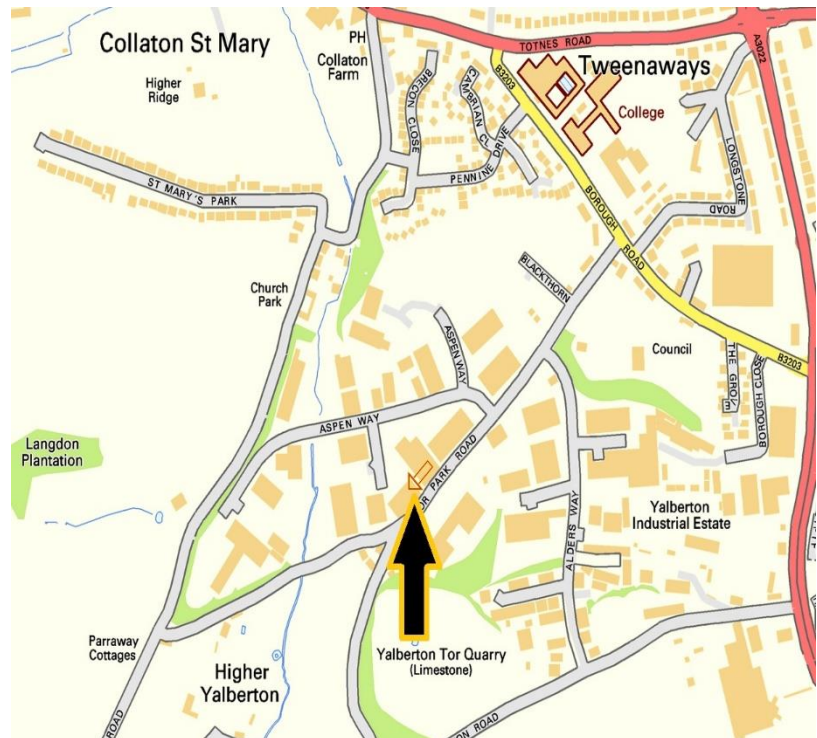
EPC RATING C

VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths. 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



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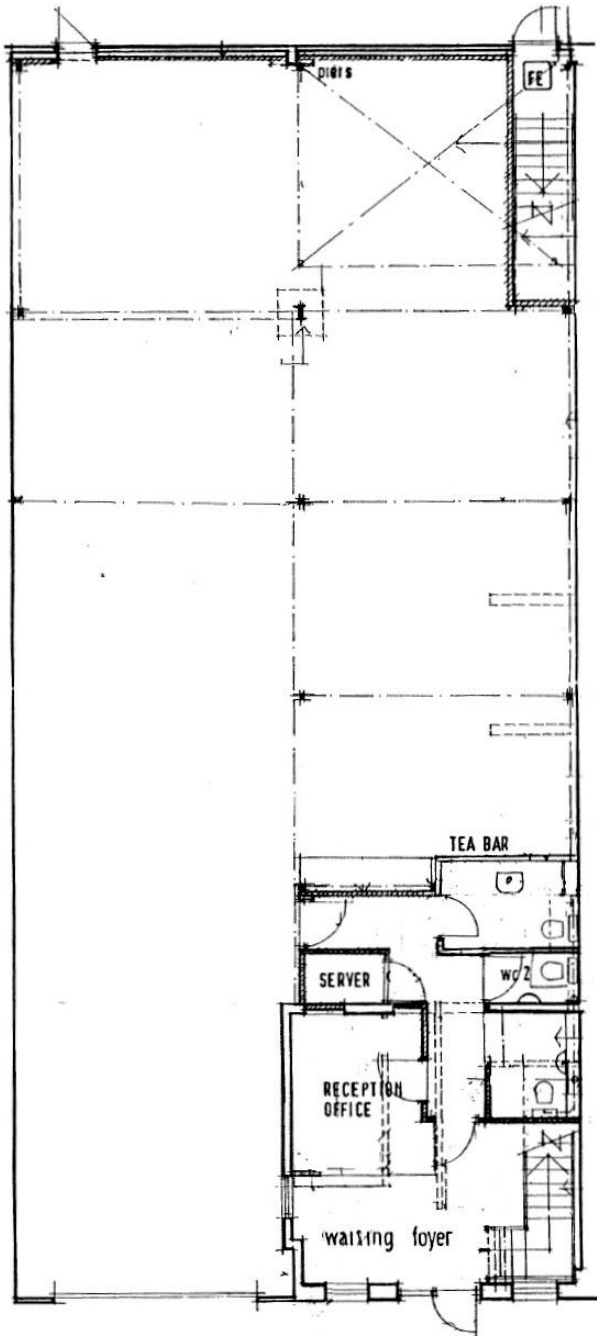
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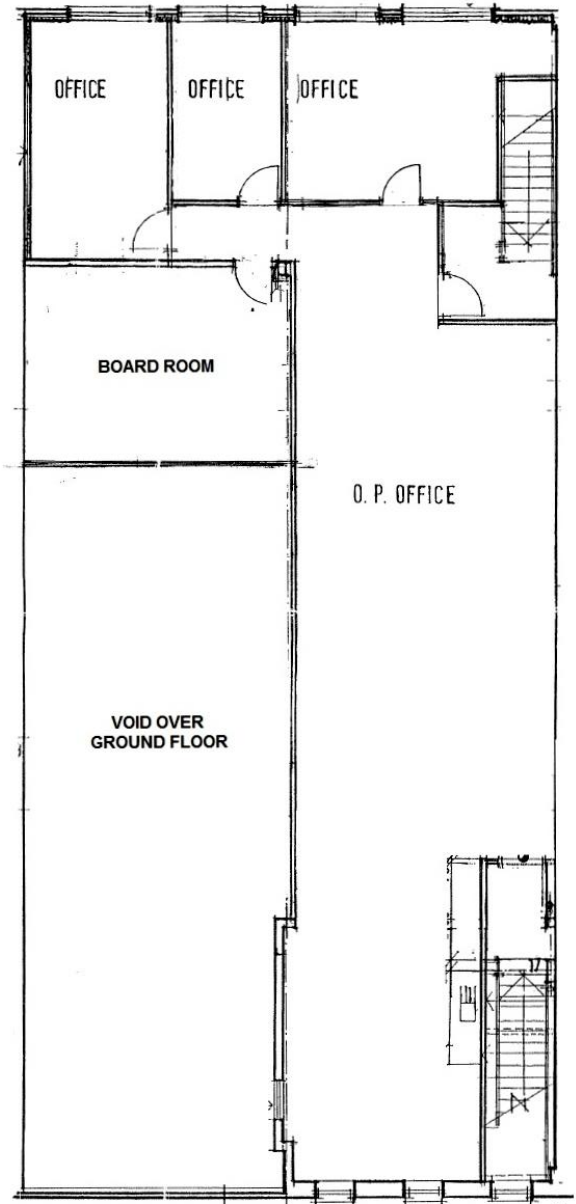


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GROUND FLOOR LEVEL



FIRST FLOOR

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.

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