

Unit 6, Rodgers Industrial Estate

Ref No: 5175

Paignton, Devon, TQ4 7QG



Warehouse Unit with Fenced Yard Space

Rare Opportunity to Secure Unit and Yard in Paignton

Gross Internal Area Approx. 199m² (2,142 sq ft)

Fenced Yard Space of Approx. 200m² (1,152 sq ft)

Excellent Location on Alders Way with Easy Access to A380

Annual Rental of £23,000

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LOCATION

The Rodgers Industrial Estate is located on a private road at the top of Alders Way on the Yalberton Industrial Estate in Paignton, South Devon. The Yalberton Industrial Estate is Paignton's largest and longest established estate and home to a wide variety of light industrial, industrial, warehouse, distribution and trade counter units. The estate is very close to the A3022 Torbay Ring Road, which in turn connects with the A380 dual carriageway, giving continuous dual carriageway access to Exeter (approximately 20 miles) and the start of the Motorway network.

DESCRIPTION

An end terrace unit of approximately 199m² (2,142 sq ft) with a fenced yard area of approximately 200m² (2,152 sq ft). Internally the unit has a partitioned office, kitchenette and WC. The rest of the unit is open plan, with minimum of 4.3m ceiling height and a full height mechanical roller shutter. The yard is currently fenced, and the estate is secure with fencing and gates.

The accommodation briefly comprises:-

GROSS DIMENSIONS

44' 5" x 48' 2" (13.55m x 14.69m)

OFFICE

12' 9" x 12' 4" (3.88m x 3.77m)

KITCHENETTE

WC

EXTERIOR

To the front of the unit is parking for 3 vehicles and a loading bay. The yard space to the side is approximately 200m² (2,152 sq ft) and is suitable for further storage or additional car parking.

TENURE

The property is available by way of a new Full Repairing and Insuring lease, with exact lease terms to be agreed on negotiation.

RENT

£23,000 per annum, exclusive.

UTILITIES

Connected to water and three phase electricity.

VAT

The property is elected for VAT and therefore is chargeable on rent.

LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

BUSINESS RATES

2023 List: £15,000.

Please note this is not the Rates Payable amount.

Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

EPC RATING B

VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the 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



www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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