

Unit 7 Yalberton Tor

Ref No: 5222

Alders Way, Paignton, Devon, TQ4 7QN



Modern Industrial Unit with Mezzanine Office Accommodation

Ground Floor Workshop and Stores GIA Approx. 109m² (1,172 sq ft)

Full Sized Mezzanine - Arranged as Offices & Stores

Parking For Up to 3 Vehicles and a Loading Bay

Located on Popular Estate with Easy Access to Main Road Network

Annual Rental of £14,000



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LOCATION

Yalberton Tor Industrial Estate is a well-regarded trading estate on the outskirts of Paignton. It benefits from excellent transport links, being conveniently accessed via the Torbay Ring Road and the South Devon Link Road, connecting to Newton Abbot, Exeter and the M5 motorway.

DESCRIPTION

Unit 7 provides a versatile mix of workshop and office space, ideal for a range of industrial and commercial occupiers.

The ground floor offers a practical workshop or storage area, complemented by a smartly presented mezzanine level that includes several office rooms and staff facilities.

The accommodation briefly comprises:-

GROUND FLOOR

Gross Internal Area: 109m² (1,172 sq ft)

WAREHOUSE

Approx. 85m² (915 sq ft) Benefitting from loading door to the front.

PARTITIONED OFFICE

9' 7" x 6' 8" (2.92m x 2.03m)

KITCHENETTE

WC

FIRST FLOOR

OFFICE 1

17' 5" x 22' 0" (5.30m x 6.70m)

With windows to the front of the unit.

OFFICE 2

10' 8" x 16' 10" (3.25m x 5.13m)

An internal room, perfect for a meeting room or storage.

OFFICE 3

16' 7" x 10' 11" (5.05m x 3.32m)

OFFICE 4

11' 10" x 11' 1" (3.60m x 3.38m)

KITCHENETTE

LADIES & GENTS WCS

RENT

£14,000 per annum, exclusive of VAT and all other outgoings.

TENURE

Available by way of a new lease, with exact terms to be agreed on negotiation.

VAT

The property is elected for VAT and VAT will be charged on the rent.

RATEABLE VALUE

2023 List: £17,250

Please note that this is not the rates payable amount.

The rates payable amount without any additional relief will be £8,607.75. For information on available rates relief, we advise parties to speak to the local billing authority, Torbay Council.

EPC RATING E

VIEWING

Viewings 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

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