

# Unit 13 Torbay Business Park

Ref No: 5255

Long Road, Paignton, Devon, TQ4 7HP



## Industrial/Warehouse Unit To Let

Convenient Location on the Edge of Paignton

Approx. 337m<sup>2</sup> (3,627 sq ft) with Office & 5 Parking Spaces

Rent Incentives Available for an Early Occupation - Details on Request

Viewing Highly Recommended

Annual Rental of £29,500 + VAT

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## LOCATION

The Torbay Business Park is an established, high quality business estate located in the popular commercial area of Long Road, Paignton, and benefitting from good regional road communications with easy access to the A3022, Paignton to Brixham Road, which links to the A380 Trunk Road and the South Devon Highway. Paignton forms part of the Torbay conurbation with a total resident population of approximately 135,000. Both Paignton and Brixham town centres are within an easy drive from the site, with it being located on a major link road and bus route. Paignton's Railway Station offers connections to Exeter and London Paddington, with the M5 Motorway accessed via the A380 dual carriageway from Newton Abbot to Exeter via Junction 30 of the M5 at Exeter. This then leads to the A30, A38, A303 and the National Motorway network plus Exeter Airport with its range of National and International flights.

## DESCRIPTION

The premises are a mid-terraced Unit with generous loading and unloading access to the front and 5 allocated car parking spaces. The unit has previously been used as a warehouse, but also has a small office located to the front with toilet accommodation. The premises have a minimum eaves height of 5.57m (18'3") rising to 7.8m (25'7") in the centre making this ideal for a warehouse operator looking to rack out the Unit. However, the flexible accommodation would suit a wide variety of potential occupiers.

## ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

### WAREHOUSE

77' 10" x 46' 6" (23.72m x 14.18m) (max)

Accessed from the loading area to the front via an electric up and over door or a pair of glazed pedestrian door with glazed side panel and with a fitted concertina security grill. Concrete floor. Overhead LED lighting. Power as fitted. Constructed within is an Office with glazed panel to the warehouse.

### TOILET

Low level W/C suite with wash hand basin.

### EXTERNALLY

5 allocated Car Parking spaces are allocated to the unit.

### SERVICES

We understand that mains water, drainage and electricity (including 3 phase) are available.

### RENT AND TENURE

£29,500 pax plus VAT is sought for a new 6 or 10 year FRI lease with a mid term upwards only rent review.

A Tenant only break clause can also be incorporated at the mid-way point if required, providing 6 months prior written notice.

The lease will be contracted outside of the landlord and tenant act.

A service charge is payable for external landscaping and shared services. Rent incentives are available for early occupation. Full details are available from the agents.

## BUSINESS RATES

2023 List: £21,250

**Please note this is not Rates Payable.** Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## LEGAL COSTS

The ingoing tenant to make a contribution of £495 plus VAT towards the landlords' legal fees, including abortive costs.

## EPC RATING D

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment. 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.leasebusinesspremise.co.uk](http://www.leasebusinesspremise.co.uk)

Interested in this property?

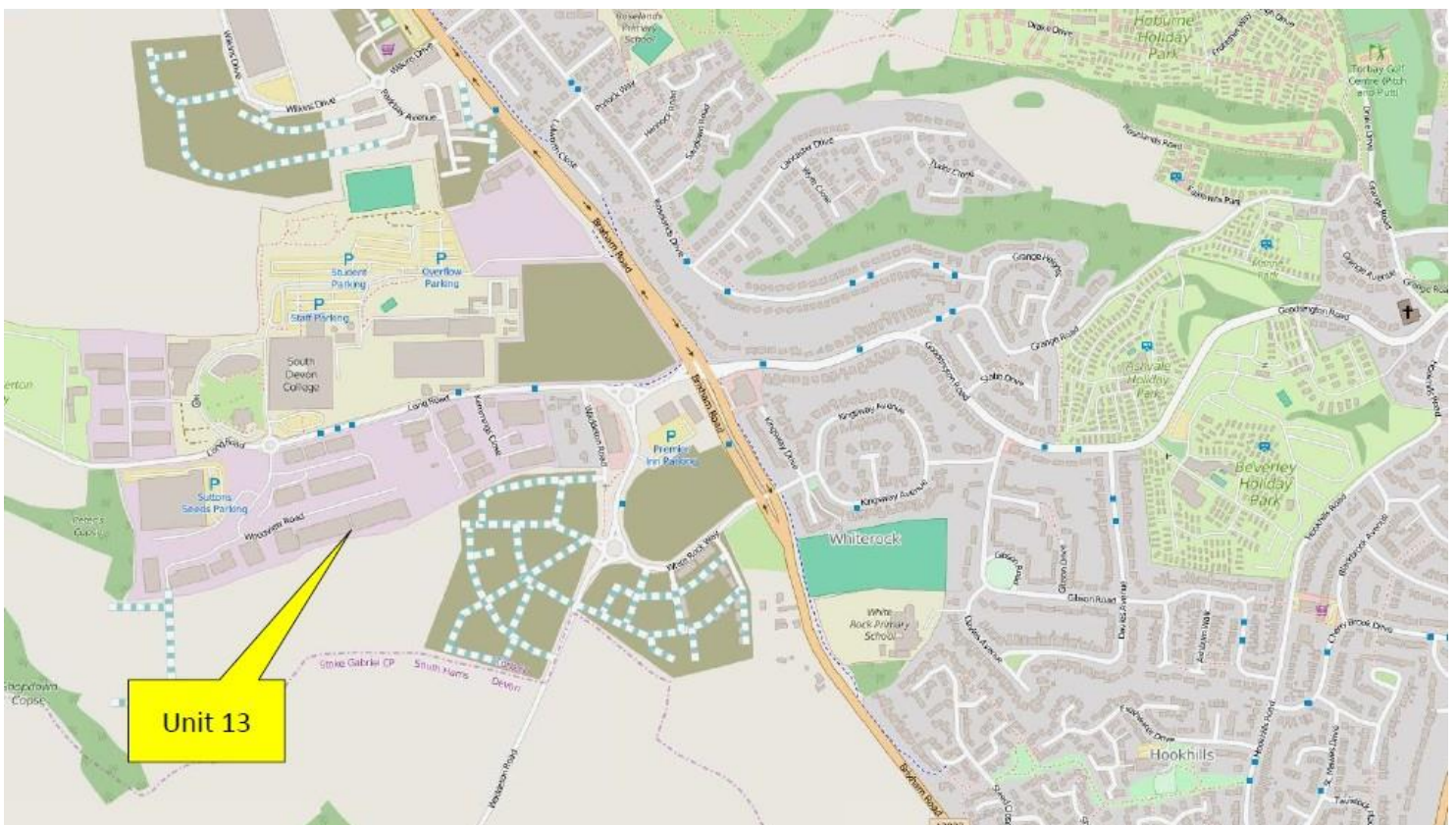
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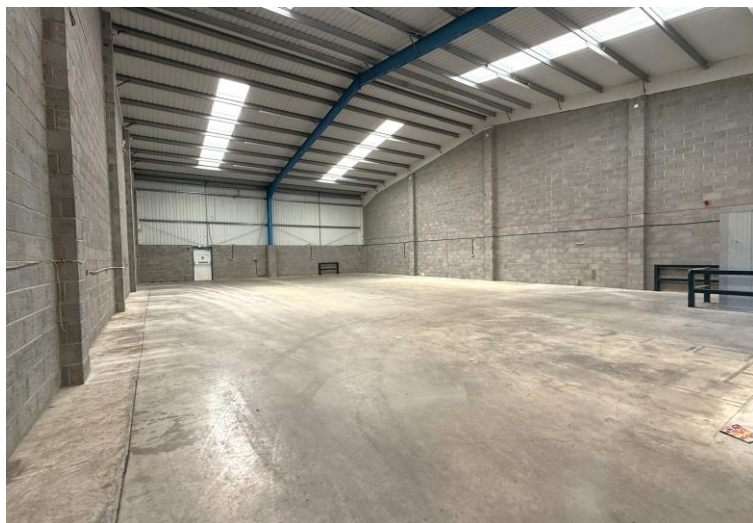
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