

Manufacturing/Distribution Unit

Ref No: 3129

Kemmings Close, Paignton, Devon, TQ4 7TW



Modern Manufacturing/Distribution/Warehouse Premises

Gross Internal Area Approx 1,418m² (15,268 sq ft)

Car Park for 20+ Vehicles/Possibility for Secure Yard

Excellent Office Provision and Unit Ceiling Heights

Rare Opportunity Suitable for Many Uses

Annual Rental of £65,000

Interested in this property?
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LOCATION

The property is located on Kemming's Close off Long Road, the main spine road off which lies Torbay Business Park, Westfield Business Park and South Devon College as well as other trade and commercial centres. Long Road connects with the A3022 which provides almost entirely dual carriage way access to Torquay and via the South Devon Highway, Newton Abbot and Exeter/the motorway network and beyond.

Nearby occupiers include South Devon College, Sutton's Consumer Products, Edmundson Electrical, South Devon Healthcare Trust, Kingfisher Foods and The Blue Seafood Company.

DESCRIPTION

The property comprises a modern industrial premises of mid 90's construction, being old steel portal frame construction with insulated steel profile cladding and roof. The property has excellent office provision to the front of the building at first floor level. The remainder of the warehouse area on the ground floor has been partitioned to suit the needs of the previous occupier but could be reconfigured to suit any future occupier.

The accommodation briefly comprises:-

GROUND FLOOR WAREHOUSING STORES & WELFARE FACILITIES

905m² (9,740 sq ft).

FIRST FLOOR OFFICES

190m² (2,045 sq ft).

FIRST FLOOR MEZZANINE

310m² (3,337 sq ft).

TENURE

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

RATEABLE VALUE

We have been informed by the Valuation Office Agency (voa.gov.uk) that the property has the following Rateable Value.

2017 List: £52,942

Please note this is not the Rates Payable. For further information as to Rates Payable please contact the Local Billing Authority, Torbay Council or the Agents.

LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

EPC RATING 'D'

VIEWING

Viewing is highly recommended and can be arranged 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.leasebusinesspremise.co.uk



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IMPORTANT NOTE: Messrs Bettsworths 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 Bettsworths 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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