

TO LET

INDUSTRIAL / WAREHOUSE UNIT IN A CONVENIENT LOCATION ON THE EDGE OF PAIGNTON

Approx. 337 sq.m (3,627 sq.ft) with Office and 5 parking spaces

Rent Incentives available for an early occupation - Details on request

**UNIT 13 TORBAY BUSINESS PARK, LONG ROAD
PAIGNTON, DEVON, TQ4 7HP**



A conveniently located Warehouse / Industrial unit with on the sought after Torbay Business Park which is located in the popular Commercial area of Long Road in Paignton. The premises offer clear span Warehousing or Industrial space and would be suitable for a wide variety of potential users.

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SITUATION AND DESCRIPTION

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.

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

COMMERCIAL ENERGY PERFORMANCE CERTIFICATE

An EPC has been obtained. A full copy is available to download from the agent's web site. The rating is: D 89

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.

LEGAL COSTS

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

RATES

Rateable Value: - £21,250 (2023 Valuation)
For further information, or to obtain the annual Business Rates payable, please contact the Business Rates department at Torbay District Council. (01803 201201)

VIEWING

Strictly by prior appointment only with the sole agent, for the attention of Tony Noon (07831 273148) Ref (0825)

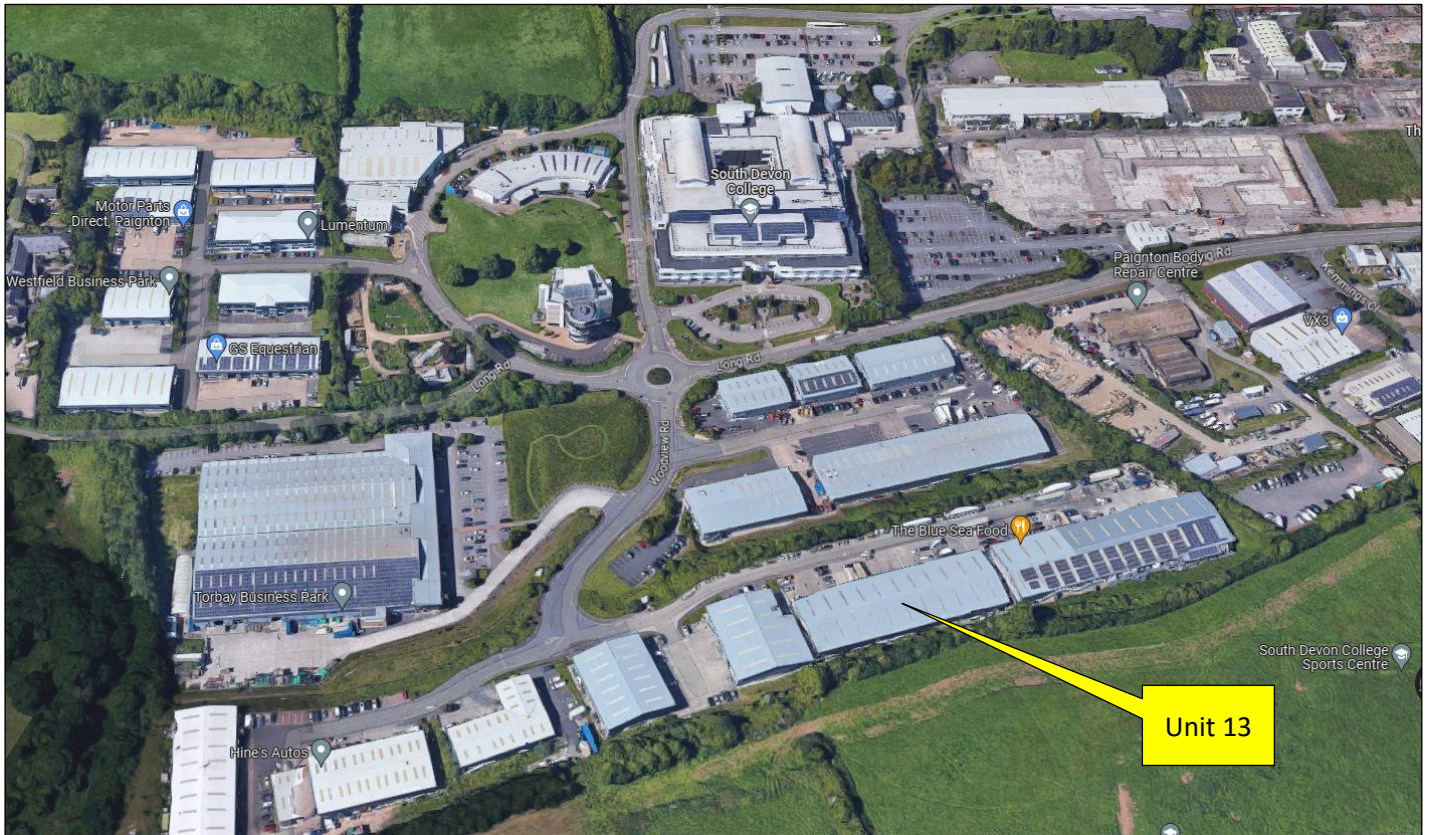


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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.