



NB: photo shows Unit 29 shortly after it was originally built approx. 7 years ago

To let / For sale

Unit 29, Torbay Business Park, Woodview
Road, Paignton, Devon, TQ4 7HP

Modern light industrial/warehouse unit

Approx: 3,131 sq ft / 290.9 sq m plus 498 sq ft / 46.3 sq m
mezzanine

Viewing by prior appointment
with Andrew Hosking

Initial rental: £25,000 p.a.x

(01392) 202203

For sale: £350,000

andrew@sccexeter.co.uk

strattoncrebercommercial.co.uk

Location & Description

Torbay Business Park is located just off Long Road linking onto the A3022 Brixham Road, between Paignton and Brixham. The location is a well-established commercial centre and other nearby occupiers within this successful business park include Suttons Consumer Products Ltd, Riviera Housing Trust Ltd, South Devon Healthcare Trust and Crown Sports Lockers.

Unit 29 occupies an end of terrace position adjacent to premises occupied by Exjet.

Specification

The property is finished to a high quality design with the following features:-

- Steel portal frame construction with eaves height (to underside of haunch) approximately 5.75m (18'10").
- Insulated coated steel sheet cladding to the walls and roof with approximately 10% roof lights.
- Electrically operated up and over loading door (3.5m x 4.5m).
- Incoming 3 phase electricity, mains water, drainage and gas.
- Concrete ground floor slab with 25 kn/sq m loading.
- WC facilities comprising disabled plus gents.
- 6 allocated car parking spaces with reinforced concrete lorry access areas.

Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis).

20.96m x 13.88m (290.9 sq m)
68'9" x 45'6" (3,131 sq ft)

Mezzanine store

Overall: 46.3 sq m (498 sq ft)

Lease Terms

The unit is available on a flexible length lease on terms to be agreed between the parties at the following initial annual rental: -

£25,000 per annum exclusive.

Alternatively, the freehold interest is available at **£350,000**. The tenant/purchaser will also be responsible for a proportional service charge towards the upkeep of the common estate areas.

Rateable Value

We are informed by the Valuation Office Agency website of the following assessment: -

Rateable value (workshop & premises): £20,000

Rates payable 2018/19: £9,600

Energy Performance Certificate (EPC)

An EPC has been prepared for the property and the assessment is C (62).

VAT

All figures quoted are exclusive of VAT.

Legal Costs

The parties are to be responsible for their own legal costs.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking
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Email: andrew@sccexeter.co.uk



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