# Vickery Holman
## Property Consultants

Cornwall | Devon | Somerset | Bristol

## To Let

**POA**

Unit F Westfield Business Park, Long Road,
Paignton, Devon TQ4 7AU

3,534 Sq Ft
(328.27 Sq M)

# Summary

- Attractive building
- Easily accessible location in the heart of Westfield Business Park
- Nearby occupiers include South Devon College, Oclaro Technology, GS Workwear and The South West Energy Centre
- Versatile layout
- Potential for alternative business uses (STP)

## Location:

Westfield Business Park is an established, high quality business estate, located in the popular commercial area of Long Road. Paignton. Westfield benefits from good regional road communications with easy access from the A3022, Paignton to Brixham Road, which links to the A380 Trunk Road and newly opened South Devon Highway. Torquay and Brixham are within close proximity, Exeter is approximately 25 miles, and Plymouth 30 miles via the A385 and A38.

Nearby occupiers include Oclaro Technology, Michael Garrett Removals & South Devon College.

## Description:

Unit F comprises a modern, detached building set within a well presented, landscaped Business Park.

The unit is of an attractive design incorporating part brick and block elevations with preformed steel cladding. The front elevation benefits from a central canopied entrance with glazing panel.

The units provide open plan, versatile floor plates at first floor level, arranged around a central core which provides welfare facilities and a platform lift.

The specification includes:
- Open plan.
- DDA Compliant platform lift
- Welfare facilities
- Externally there is a large communal circulation space and allocated parking

A fit out has commenced on Unit F3. However, there remains scope for a tenant to have input into the fit-out (subject to terms agreed).

## Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement 1st Edition (incorporating IPMS 3). As the building is currently in a shell specification all measurements are subject to confirmation, upon completion of the works.

|  | sq m | sq ft |
|---|---|---|
| Suite F3 | 328.27 | 3,534 |
| Suite F4 (shell) | LET | LET |
| Total | 328.27 | 3,534 |

## Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

## EPC / MEES:

C (62)

## Planning:

We understand the estate has permission for employment use falling within classses E, B2 or B8. There may be potential for alternative uses subject to planning and you are advised to make your own enquiry of Torbay Council. Further details can be found at http://www.torbay.gov.uk/planningonline.

We recommend interested applicants contact the local Planning office on 01803 207801 or planning@torbay.gov.uk

## Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand the current Rateable Value is £27,250.Therefore making the approximate Rates Payable £13,597.75 per annum for 2023/24.

Contact our team of business rates experts if you have a query about the rateable value of this property.

## Terms:

The Units are available to let by way of a new effectively full repairing and insuring lease on terms to be agreed. Rental terms subject to fit out and lease terms agreed.

## Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

## VAT:

All figures quoted are exclusive of VAT which is applicable.

## Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

## Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.

## Disclosure of Interest:

In accordance with the Estate Agents Act 1979, under S.21, we hereby declare that the premises are owned by a Company of which an employee of Vickery Holman is a minority shareholder.

### CONTACT THE AGENT

**Zach Maiden**

Tel: **07770 442592**

Email: zmaiden@vickeryholman.com

**Sue Trott**

Tel: **07515 993323**

Email: strott@vickeryholman.com

**Tony Noon**

Tel: 07831 273148

Email: tn@noonroberts.co.uk

Exeter Office

Balliol House, Southernhay Gardens, Exeter. Devon. EX1 1NP

Unit F Westfield Business Park

Vickery Holman
Property Consultants

The Commercial Property Network

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