

Last Suite Remaining

To Let

POA

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

3,534 Sq Ft
(328.27 Sq M)

Summary

- Attractive fully serviced office suite
- Easily accessible location in the heart of Westfield Business Park
- Nearby occupiers include South Devon College, Lumentum, GS Workwear, The South West Energy Centre & EPIC
- Versatile layout
- On site car parking

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 Lumentum, Michael Garrett Removals & South Devon College. Co-tenants in building include SageTech Medical and Coherent

Description:

Unit F comprises a modern, detached office 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.

This last remaining suite provides an open plan, versatile floor plate 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
- Executive 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). 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 classes 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 suite is 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

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