

TO LET

EDGINSWELL BUSINESS PARK

TORQUAY DEVON TQ2 7FA

An exciting new development opportunity on land at the gateway to Torquay
Last remaining plot of 1.2 acres



TRADE COUNTER • ROADSIDE • LEISURE • SELF-STORAGE • INDUSTRIAL
DISTRIBUTION • OFFICES • BULKY GOODS RETAIL • HEALTHCARE

EDGINSWELL BUSINESS PARK

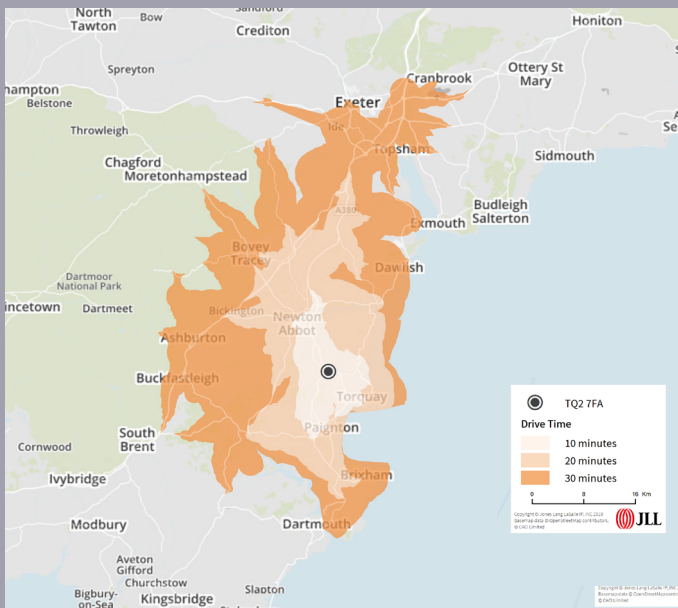
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LOCATION

The property is superbly located 2.4 miles north west of Torquay town centre and fronts the A380 South Devon Highway, connecting Torbay with the M5 at Exeter. The site is accessed from Orchard Way, which links with the A3022 (Riviera Way) via Newton Road and provides direct access to the town centre; Paignton and Newton Abbot. The £110m investment in the Highway has reduced significantly travel times both locally and regionally, making Torbay more accessible.

Drive Times (mins):

Torquay Town Centre	7	Exeter (Jct 30 M5)	22
Penn Inn	6	Exeter Airport	27
Newton Abbot Station	8	Plymouth (Marsh Mills)	40



DESCRIPTION

The remaining land with the business Park is to the north west of the Vauxhall car showroom and office / healthcare buildings. The site forms part of the Torquay Gateway (Edginswell) Future Growth Area and the land to the south and west is identified for large scale housing development, with ancillary services and provision including a new school. In addition, a new train station is proposed at Edginswell, within 5-10 minutes' walk of the site.

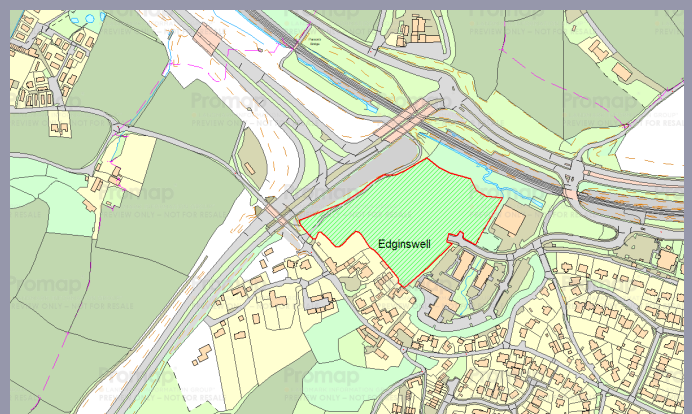
Contracts have been exchanged on a subject to planning basis with Wickes for a new store on Plot 1 within the park. Plot 3 is committed to a manufacturing occupier on a leasehold design & build package. The last remaining plot (Plot 2) extends to 1.2 acres.

PLANNING

The Torbay Local Plan identifies the site as being part of the wider Torquay Gateway (Policy SDT3) which welcomes investment to deliver a range of uses such as employment space, leisure and local retail facilities to play a key role in contributing to the economic prosperity of Torbay. The site lies within the Edginswell Future Growth Area and new development here should support the delivery of employment generating uses. There is a history of permissions for a range of employment development uses on the site, which themselves provide some flexibility, acting as material considerations for the consideration of further development proposals (see P/2004/2118, P/2007/1743, P/2016/0955).

The site also benefits from an extant planning consent for an A1 bulky goods retail use which is in effect. The local planning policy development plan framework supports proposals which have the potential to take advantage of the highly connected position of the site, stimulate employment in the immediate area and be complimentary to the rest of Torquay, including the town centre.

The planning application for the new Wickes store has been submitted.



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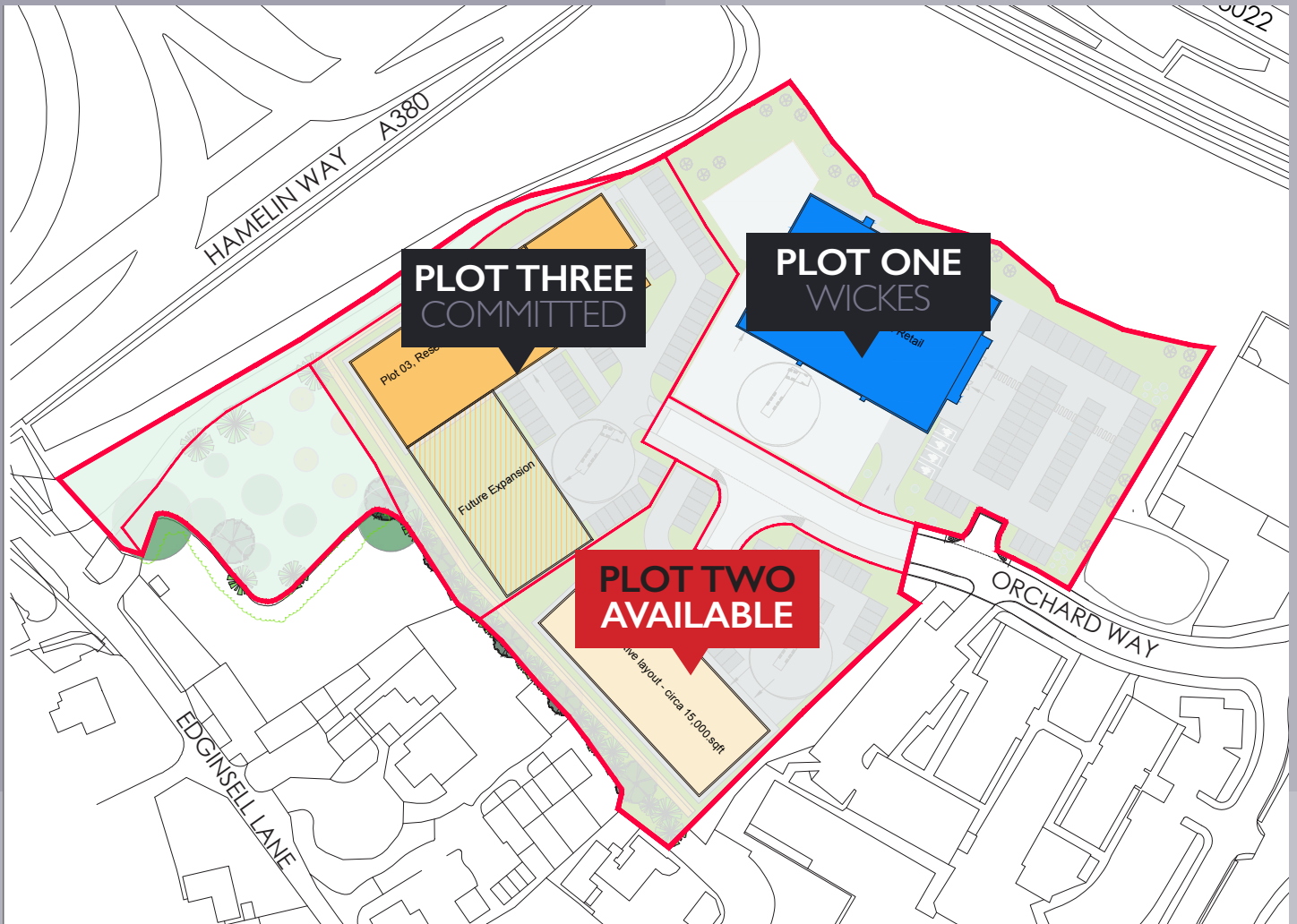
THE OPPORTUNITY

The site is available with vacant possession and can either accommodate a single occupier on within a purpose-built facility or alternatively, the developer may construct a business space unit of around 1,394 sq m (15,000 sq ft) being capable of sub-division into individual units of 279 sq m (3,000 sq ft).

The following uses could be accommodated on the site:

- Trade Counter
- Leisure
- Industrial
- Offices
- Healthcare
- Roadside
- Self-Storage
- Distribution
- Bulky Goods Retail

The landowner / developer will provide leasehold design and build packages to meet occupiers' specific requirements. The site is serviced and ready for development. Formal financial proposals can be prepared quickly (including rents, lease terms and programme) for occupiers' consideration. Please contact the marketing agents for further information.



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Further Information

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