

NEW OFFICE SPACES TO LET

**South Devon Business Centre, Hi-Tech & Digital Centre
South Devon College, Paignton, TQ4 7EJ**

Fully inclusive - from £212 +VAT per month



Newly constructed building

Second floor suite of 16 offices

Offices for 1 to 5 persons - flexible leases

To view this property or request more details, please contact TDA

KEY FEATURES

- **Range of fully serviced offices from 84.6 sq ft to 325.5 sq ft (7.8m² to 30.2m²)**
- Fully inclusive rents
- Leases with easy in easy out terms
- Suitable for start-ups or small businesses
- Fully inclusive of Meeting room space, collaborative areas, allocated car parking. Business Rates, Electricity, temperate controlled heating system.

FULL DESCRIPTION

Subject to Contact

Tenure: 3 Year Leases with monthly breaks.

Introduction: South Devon College have recently constructed the Hi-Tech & Digital Centre for computing, engineering and design education. Within the building is the South Devon Business Centre (SDBC).

Location: South Devon College is an easily accessible location off Long Road, Torbay Business Park, Paignton. Close by road links to the A3022 Western Corridor Paignton to Brixham Road which links to the A380 trunk road. Torbay is well connected with the recently completed South Devon link road (A380) connecting Torbay to Exeter and the M5 motorway network. Public transport links to the College are excellent with a number of frequent services stopping outside the building. Easy access to mainline train stations via Paignton, Torquay or Newton Abbot including regular direct services to London and other major UK cities.

Nearby occupiers include: Suttons Seeds UK HQ, Two Bare Feet, Torbay Pharmaceuticals, Lumentum, Nissha Medical Technologies, II-IV, Investment Casting Systems, South West Energy Centre, South Devon College and the newly open Electronics and Photonics Innovation Centre (EPIC)

Description: The building is ready for occupation from September 2019. There is a communal aspect to the design with the College students studying close by. The suite of 16 offices at SDBC is on the second floor, with lift and stair access routes. Adjacent to the entrance to SDBC is a 90 seat screening suite and breakout area with student access to teaching areas on the same floor. Throughout the building there are collaborative areas for students and businesses to meet, primarily along the Hi Way and new Java Café in this building and The Street of the immediately adjacent main Campus with a further 8 cafés and full catering outlets including full training restaurant offering A La Carte menus which are fully accessible. Vending facilities are available in the building for out of hours refreshments.

Each office is furnished with desks and chairs, has access to shared toilets, kitchenette and 2 meeting rooms. Occupiers at SDBC can book meeting rooms for either up to 6 or up to 10 people through TDA's business centre co-ordinator. The TDA has the service of business support available for all tenants at SDBC.

The car parking will be allocated at the rear of the building on 1 marked space per office. The adjacent pay on exit car park is available for visitors. There is also covered cycle storage and nearby public transport links.

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TDA, Tor Hill House, Union Street, Torquay, TQ2 5QW
Tel: 01803 207948 Email: enquiries@tda.uk.net

Planning: The applicant will need to make their own enquiries with regard to their office use under the Town and Country Planning (Use Classes) Order 1987.

Services: The building is connected to mains electric, water and drainage and the College Wi-Fi. Interested parties are required to carry out their own inspection and investigations as to the suitability of the services.

Occupation: 24 hour access 7 days a week may be available. The SDBC will provide full cleaning of the office spaces and communal areas including waste collection.

Rateable Value: The Landlord will be responsible for the payment of Business Rates.

Energy Performance Certificate: To follow.

VAT: The rent shall be subject to VAT.

Rents: The rents will be fully inclusive of all heating, lighting, electricity use, communal cleaning, building maintenance, Business rates. Starting rents from £212 (+VAT) per month.

Rents to be paid monthly in advance with a deposit of 2 months' rent to secure an office. Rents would be subject to an annual stepped % increase.

The offices are set out as follows: - overleaf there is a floor plan of the second floor:

Office	Area Sq ft	Area m2	Persons	Office	Area Sq ft	Area m2	Persons
BC01	86.3	8.019	1	BC09	318.9	29.625	5
BC02	84.6	7.862	1	BC10	154.9	14.389	2
BC03	84.6	7.862	1	BC11	154.9	14.389	2
BC04	86.3	8.019	1	BC12	318	29.539	5
BC05	155	14.399	2	BC13	154.9	14.389	2
BC06	325.5	30.053	4	BC14	159.1	14.784	2
BC07	110	10.311	2	BC15	183.8	17.074	2
BC08	108.2	10.051	2	BC16	258.3	23.996	4

Lease Terms: The leases will be granted for 3 years with regular tenant breaks. The leases will be contracted out of the security provisions of Sections 24-28 of the Landlord and Tenant Act 1954, meaning that there will be no automatic right to renewal at the end of the lease term.

References: As the SDBC is based on campus, with young people under 18, all prospective tenants will require references and to provide a basic DBS check.

Code for Leasing Business Premises in England & Wales 2007: The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. Please visit www.leasingbusinesspremises.co.uk

Viewing: Strictly by appointment only with TDA, please contact the number below.

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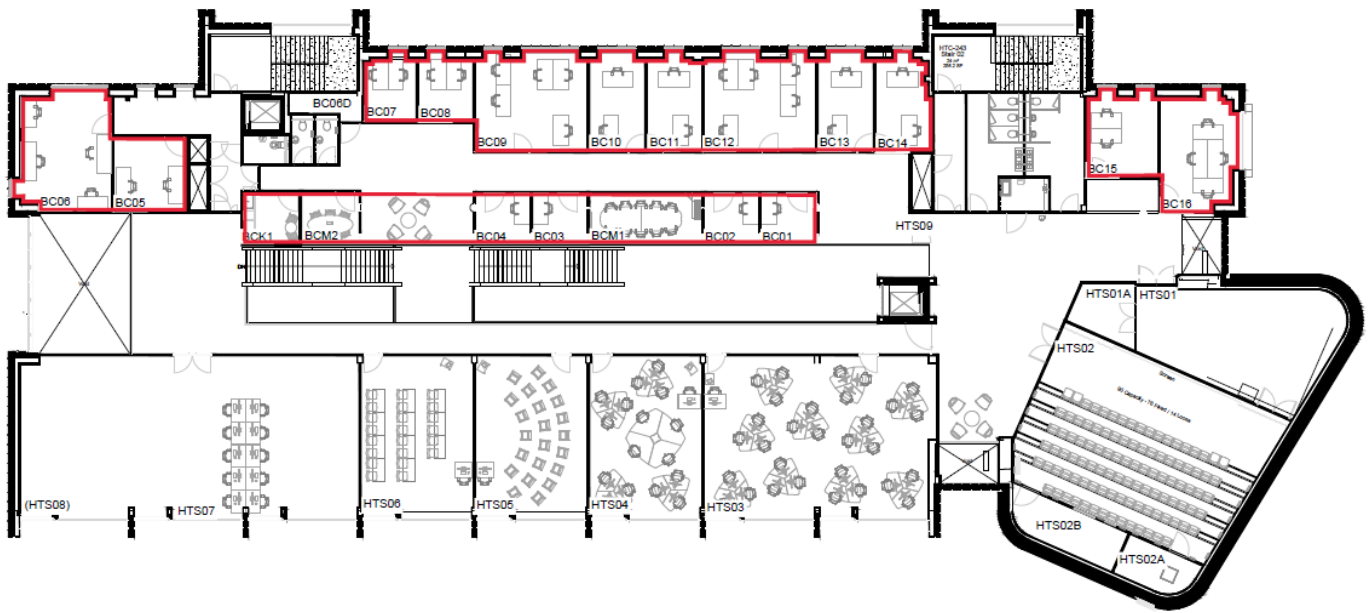
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SDBC - SECOND FLOOR PLAN



Not to scale

Disclaimers: These particulars are prepared as a general guide only for prospective licensees of the property. Any interested parties should not rely on them as statements or representations of fact and must satisfy themselves as to the correctness of the information provided by inspecting the property and making any necessary preliminary enquiries relating to their intended use before submitting any offer since TDA or Torbay Council are unable to offer warranties in this regard.

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TDA is a trading name of Torbay Economic Development Company Limited, a company registered in England and Wales No. 7604855 Registered Office Tor Hill House, Union Street, Torquay, Devon TQ2 5QW.

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