

5 NEW BUILD UNITS

TENURE: LEASEHOLD

Lymington Enterprise Centre
Lymington Road
Car Park, Torquay TQ1 4BD

Rents range between £16,390 p.a. to £18,790 p.a.
Approx £8 per sq ft overall



KEY FEATURES

- **High Quality New Build Industrial Units for Class E(c) and (g) uses**
- **5 Separate business units between 2,043 to 2,351 sq feet (189 to 218 sq metres) over 2 floors.**
- **Steel portal frame building on concrete foundations.**
- **Each unit has a roller shutter door with pedestrian door at front and rear.**
- **Loading dock with raised access.**
- **Toilet and kitchenette area.**
- **Large mezzanine floor.**
- **Located adjacent to Torbay Business Centre with good transport links around Torquay and the wider area.**

FULL DESCRIPTION

Subject to Contact & Without Prejudice

Tenure: Leasehold.

Introduction: A new build terrace of 5 high specification units suitable for light industrial uses compatible with the local area. Each unit is between 2,043 to 2,351 square feet over the ground and 1st floor space. There is a loading dock bay in front of each unit. There is car parking close by and cycle storage on site, plus bus routes are nearby.

Location: Lymington Road is situated less than half a mile from Torquay town centre with easy access to main link roads around Torbay and further to Newton Abbott, Exeter and Plymouth.

Description: The units are constructed of a steel portal frame on concrete foundations, with profile metal cladding to walls and mono pitched roofs. To the front of each unit there is a roller shutter door to the raised loading dock, plus steps to the front and steps/ramps to some of the rear pedestrian doors. Within each unit there is a staircase to 1st floor level to the large mezzanine area. Here there is a full height void space, with railings for manual loading of materials onto the 1st floor.

At the rear of each unit there is a window to the ground and 1st floor levels, plus roof lights proving natural light to the 1st floor. The units are clad with stone to the ground floor and metal profile sheeting to the 1st floor. They are well insulated with both wall and roof insulation.

Each unit will be fitted with a kitchenette to include sink and worktop, plus a separate ground floor toilet. There will be electrics, ready for tenants to fit out with consumer unit and sockets.

Planning: Use for industrial manufacturing units. within Use Class E (c) and (g) of The Town and Country Planning (Use Classes) Order, 1987 (as amended).

For details of planning consent please see planning consent number P/2021/0765.

It is a planning requirement that no deliveries shall be taken at or dispatched from the site outside the following times: 08:00 and 18:00 hours on Mondays to Fridays and 08:00 and 13:00 hours on Saturdays, and at no time on Sundays and Bank Holidays.

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

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

Rateable Value: Not known as yet. The Occupier will be responsible for the payment of Business Rates. Qualifying tenants may benefit from the Small Business Rates Relief Scheme, benefitting from 100% rates relief.

Energy Performance Certificates: To follow.

VAT: The rent shall be subject to VAT if deemed appropriate by the Landlord.

Rents: The rent to be exclusive of VAT. In addition, Business Rates, and all other services/ utilities and fitting out of the unit/s to be paid for by the Tenant. There will be an additional contribution to a service charge for communal facilities including (but not exclusively) lighting, roadway and footway maintenance, building insurance, building maintenance including external cleaning, roofs, gutter cleans, roller shutter door servicing, communal cleaning and landscaping, and any other services provided by the Landlord.

TDA will require a rent deposit, 3 months may be required.

Lease Terms: Details on Lease terms on application, however the leases will be on an effective full repairing and insuring basis and contracted out 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.

Schedule of Premises and Rents;

Unit	GF Sq Ft GIA	Mez Sq Ft GIA	Total Sq Ft GIA	Annual Rent
1	1,251	1,100	2,351	£ 18,790
2	1,209	1,044	2,253	£ 18,080
3	1,096	947	2,043	£ 16,390
4	1,251	1,085	2,336	£ 18,730
5	1,201	1,035	2,236	£ 17,950

Legal costs: Each tenant will be required to contribute £650 excl. VAT towards the landlord's legal costs associated with granting a lease.

Code for Leasing Business Premises in England & Wales 2020:

The Code for Leasing Business Premises in England & Wales 2020 advises prospective tenants to seek professional advice before entering into a tenancy agreement.

Viewing: Strictly by appointment only with TDA, please contact:

TDA, Tor Hill House, Union Street, Torquay TQ2 5QW or enquiries@tda.uk.net or

Tel: 01803 926310

Photos taken during the construction between November 2023 and March 2024



Units 2, 3, 4 & 5 from the front



Internal ground floor of Unit 4



First floor of Unit 5 under construction



Rear of Units 1, 2 & 3



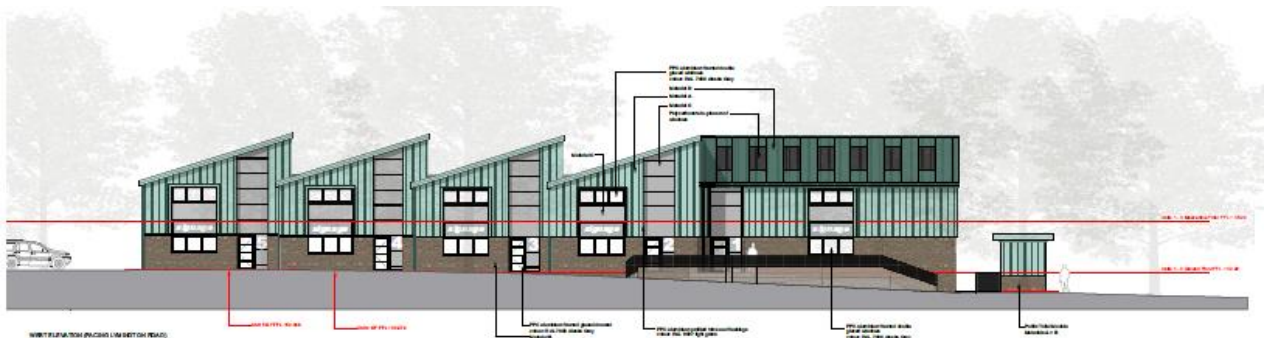
First floor of Unit 5 under construction



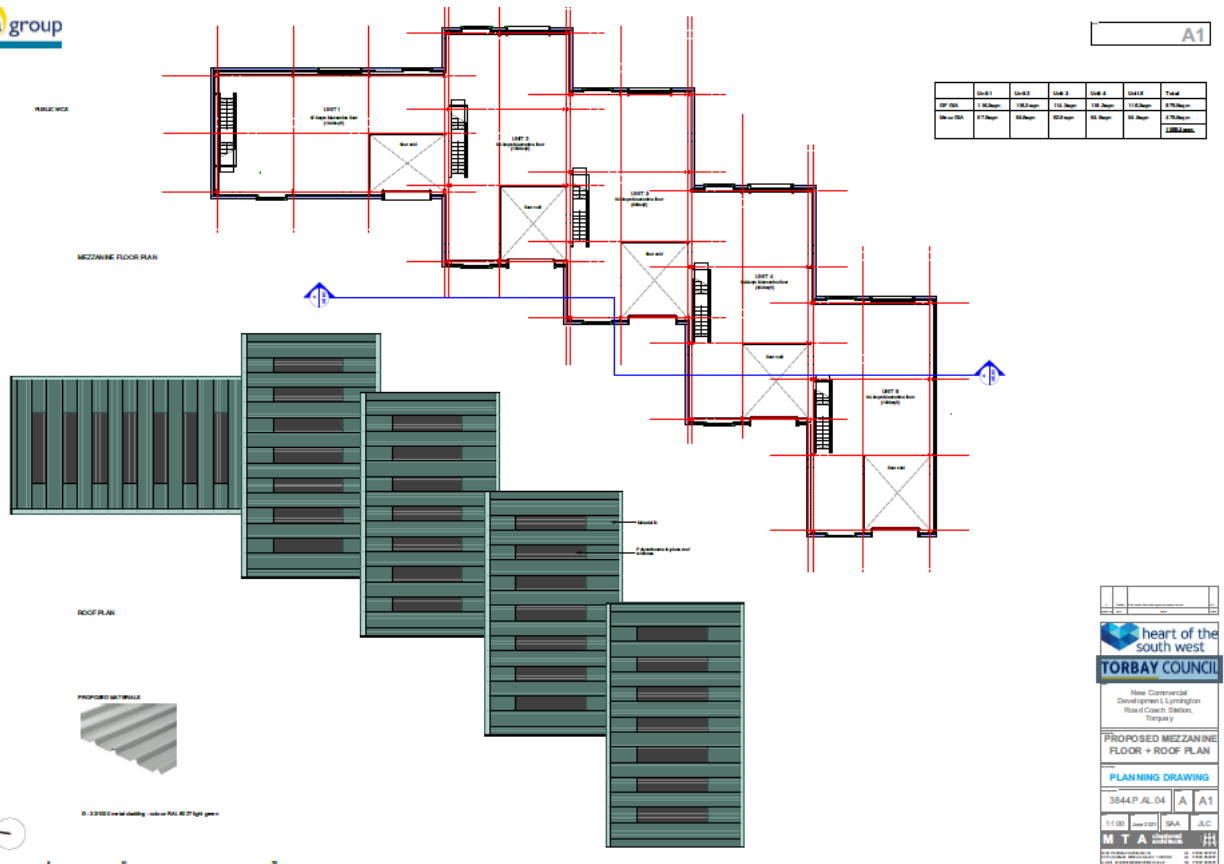
Front of units 2, 3 and 4 under construction



Schematic elevation drawings of units 1- to 5 from the car park



Schematic elevation drawings of units 5-1 from Lymington Road



Proposed Floor layout Plans

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 inquiries relating the their intended use before submitting any offer since TDA or Torbay Council are unable to offer warranties in this regard.

TDA accepts no responsibility for any expenses incurred by any interested parties in inspecting the site, making further enquiries or in submitting any offers (successful or otherwise) for the rights, including in the event that an alternative offer has been accepted or the proposed right is withdrawn.

Care must be taken when visiting the site. Except for death or personal injury caused by its negligence TDA and Torbay Council shall not accept any responsibility for any loss or damage suffered when viewing the site. Interested parties are deemed to accept this disclaimer by entering onto the site.

General Data Protection Regulation (GDPR Regulation EU 2016/679) and Data Protection Act 2018 – TDA and Torbay Council are committed to ensuring that any data that is provided within your expression of interest will only be used for the specific purpose in order to ultimately grant a lease. It will only be disclosed to the Council or other external parties for related purposes or as required by law. All data processing will be done in accordance with GDPR and Data Protection Act 2018. For information regarding your personal data ONLY please contact Torbay Council Information Governance Team on 01803 207467.

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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TORBAY COUNCIL

