

To Let - New build commercial units

Rents range between £16,390 p.a. to £18,790 p.a.

Approx £8 per sq ft overall

Lymington Enterprise Centre

Lymington Road

Torquay TQ1 4BD



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.

Each unit has a roller shutter door with pedestrian door at front and rear.

Loading bay and loading dock with raised access.

Toilet and kitchenette area. Units connected to mains electric, BT connection water and drainage.

Solar PV panels

EV charging point

Car parking close by and cycle storage on site



FULL DESCRIPTION

Subject to Contact & Without Prejudice

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 (1 parking permit will be provided per unit) with cycle storage on site and 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 providing natural light to the 1st floor. The units are stone clad to the ground floor with metal profile sheeting to the 1st floor. They are well insulated with both wall and roof insulation.

Each is fitted with a kitchenette to include sink and worktop, plus a separate ground floor toilet. There are electrics with consumer unit several basic sockets with trunking on the ground floor ready for tenants to fit out.

Planning: Use for commercial, light industrial appropriate to the area and office use - 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: The Occupier will be responsible for the payment of Business Rates. The Rateable Value is not what you pay as business rates or rent. Torbay Council, as the local billing authority, uses the rateable value to calculate the business rates bill. Qualifying tenants may benefit marginally from the Small Business Rates Relief Scheme.

This is the rateable value for the property:

Lymington Enterprise Centre	Rateable Value
Unit 1	£14,750
Unit 2	£14,750
Unit 3	£14,500
Unit 4	£14,750
Unit 5	£14,750

Energy Performance Certificates: Exempt

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.

The Council 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;

Property	GF Sq Ft GIA	Mez Sq Ft GIA	Total Sq Ft GIA	Annual Rent
Unit 1	1,251	1,100	2,351	£18,790
Unit 2	1,209	1,044	2,253	£18,080
Unit 3	1,096	947	2,043	£16,390
Unit 4	1,251	1,085	2,336	£18,730
Unit 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 Torbay Council, please contact:

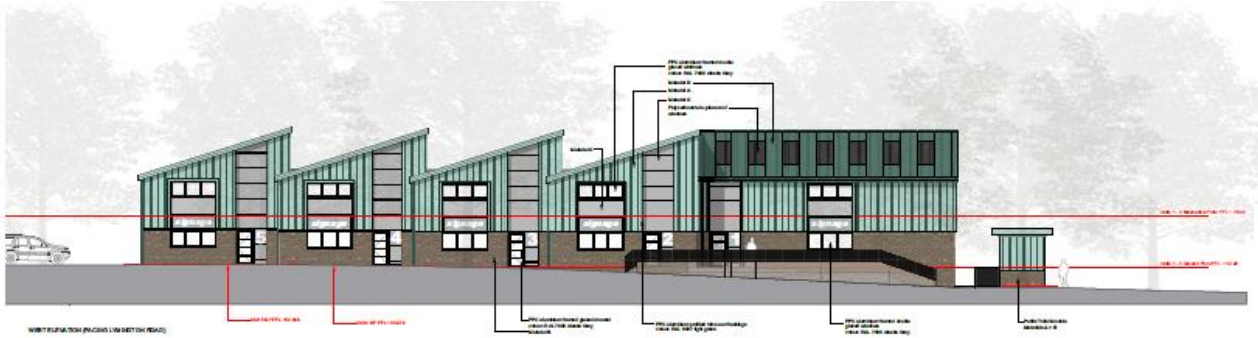
Torbay Council, 3rd Floor, Tor Hill House, Union Street, Torquay TQ2 5QW or enquiries@tda.uk.net or Tel: 01803 926310



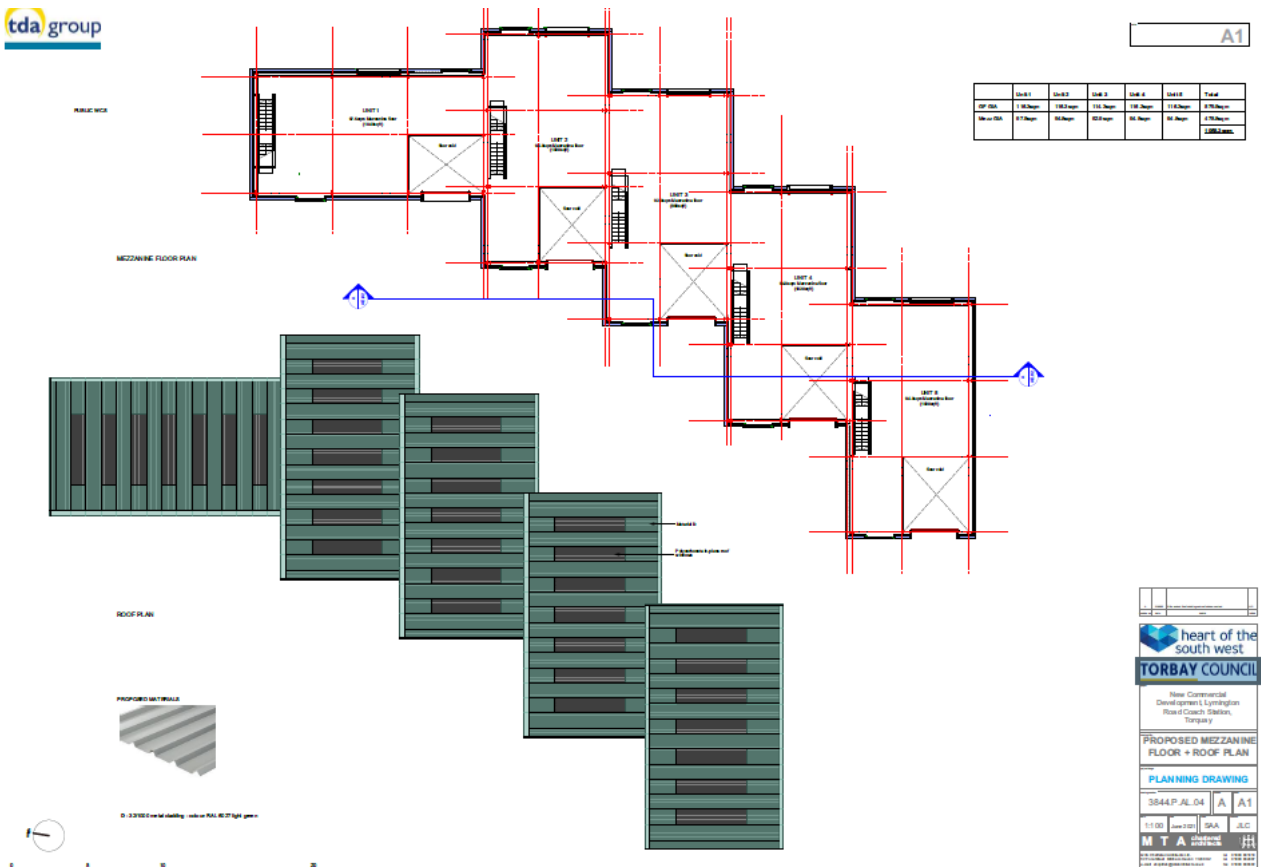
Schematic elevation from the planning drawings of units 1- to 5 from the car park



Schematic elevation form the planning drawings of units 5-1 from Lymington Road



Summary 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 their intended use before submitting any offer since Torbay Council are unable to offer warranties in this regard.

Torbay Council 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 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 –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.

Subject to Contract – June 2024

Torbay Council, Tor Hill House, Union Street, Torquay, TQ2 5QW

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The construction of these units has been partly funded by the Heart of the South West LEP's Getting Building Fund.

