

NEW BUILD UNIT TO LET – 1,507ft² (140m²)

**Block E, Torbay Business Park, Woodview Road
off Long Road, Paignton, TQ4 7HP**

Prices on application



KEY FEATURES

- **High Quality New Build Industrial Units for Use Class B2 industrial manufacturing.**
- **Steel portal frame building on concrete foundations.**
- **Each unit has a roller shutter door with pedestrian door at front and rear.**
- **Toilet and kitchenette area.**
- **Communal car parking and cycle storage.**

FULL DESCRIPTION

Subject to Contact & Without Prejudice

Tenure: Leasehold.

Introduction: A new build Industrial Units for Use Class B2 industrial manufacturing is available to let. 1,507ft² (140m²).

Location: Block E, Torbay Business Park is easily accessible from Long Road, Paignton. Close by road links to the A3022 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. There are a number of bus routes to Long Road, Paignton which is near the site.

Nearby occupiers include: South West Energy Centre, South Devon College and the newly opened Electronics and Photonics centre.

Description: The building has a steel portal frame on concrete foundations, with profile metal cladding to walls and roof including at least 10% roof lights. To the front of each unit, there is a roller shutter door and a front pedestrian door, and a door to the rear of each unit.

The building is divided into 8 units divided by jumbo stud walls which are non-structural. There is water, electricity, drainage and fibre connections to the front of each of the units and a gas connection to the rear of the each of the units.

Planning: Use Class B2 industrial manufacturing units. 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, gas, 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: Current rateable value (1 April 2023 to present) £11,000. 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. The applicant will need to make their own enquiries with Torbay Council Business Rates.

Energy Performance Certificate: Energy performance asset rating B-27.

VAT: The rent shall be subject to VAT.

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 deposit equating to 3 month's rent.

Lease Terms: Details on Lease terms on application, however the leases will be on an effective full internal 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.

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

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 to 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.

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