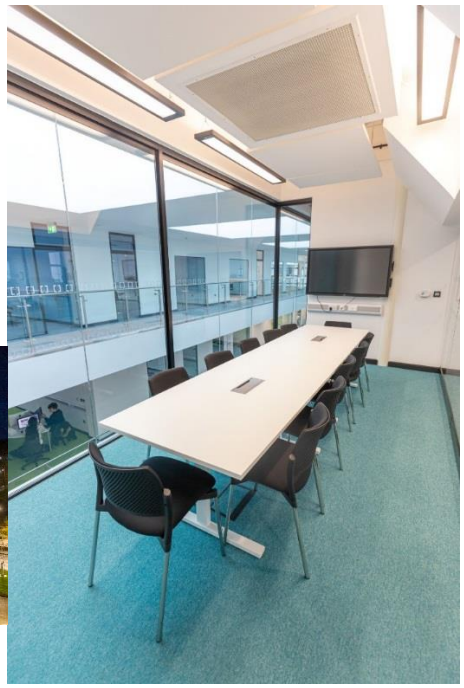
NEW OFFICE SPACES TO LET

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

Fully inclusive - from £218 per month



European Union
European Regional Development Fund

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

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

KEY FEATURES

- **Range of fully serviced offices from 84.6 sq ft to 325.5 sq ft (7.8m^2 to 30.2m^2)**
- 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 Contract

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 suite of 16 offices at SDBC is on the second floor, with lift and stair access routes. There is a communal aspect to the design with the College students studying close by 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.

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.

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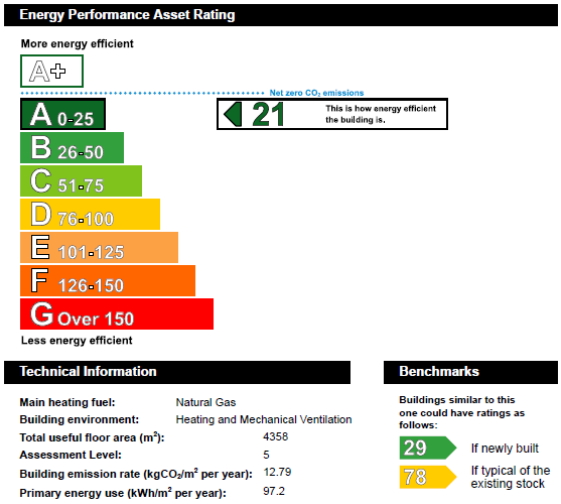
Services: The building is connected to mains electric, water and drainage and the College Wi-Fi. Interested parties are required to carry out their own inspection and investigations as to the suitability of the services.

Bookable facilities: The range of bookable facilities include a screening suite with 100 seats suitable for conferences as well as viewing high quality imagery and media on the 4K cinema screen with surround sound. There are three 3D printers on site which will give you the opportunity to develop physical products and prototypes more efficiently. The Hi Tech & Digital Centre also houses both a photography studio and a dedicated video studio. Equipped with a range of lights, flashes, backdrops, green screen, cameras and even virtual reality equipment, creating promotional marketing material for your business can happen in the same building you're already working in. Also on site are an array of engineering and robotics facilities, including milling machines and a laser cutter.

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:



Rents: The rents will be fully inclusive of all heating, lighting, electricity use, communal cleaning, building maintenance, Business rates. Starting rents from £218 per month.

Rents to be paid monthly in advance with a deposit of 1 months' rent to secure an office. Rents would be subject to an annual stepped % increase.

The available offices are set out as follows:

Office	Area Sq ft	Area m2	Persons	Office	Area Sq ft	Area m2	Persons
BC01	**86.3**	**8.019**	1	**BC7**	**110**	**10.219**	2
BC02	**84.6**	**7.862**	1	**BC14**	**159.1**	**14.784**	2
BC05	**155**	**14.399**	2				
BC06	**325.5**	**30.053**	4				

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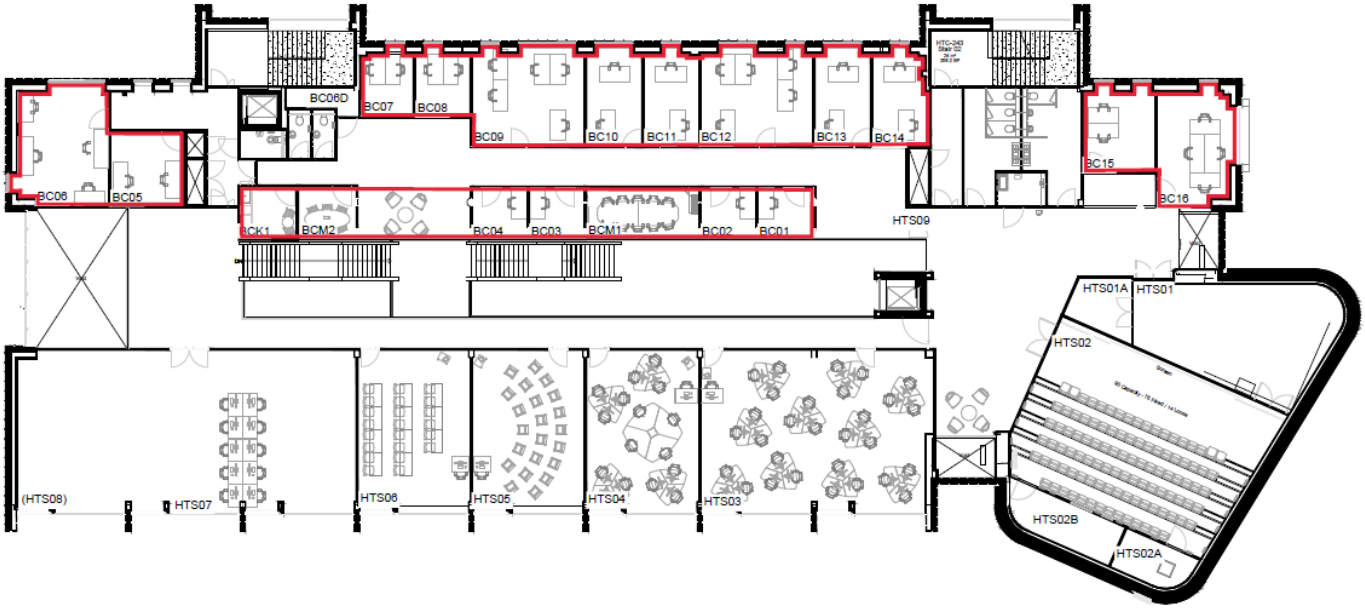
SDBC - SECOND FLOOR PLAN

Not to scale



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 an enhanced 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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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.

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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