

# Unit 7 Yalberton Industrial Estate

Ref No: 5480

Alders Way, Paignton, Devon, TQ4 7QL



## Tidy Industrial Unit - Ground Floor Warehouse with Mezzanine

Gross Internal Area Circa 122m<sup>2</sup> (1,313 sq ft)

Manual Roller Shutter Door & Separate Pedestrian Access

Benefits from 3-Phase Electricity & Allocated Parking for 2 Vehicles

Ready for Immediate Occupation – Ideal for Storage or Workshop Use

Annual Rental of £10,000

Interested in this property?

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## LOCATION

The property is situated on the established Yalberton Industrial Estate, Paignton's largest and most popular industrial hub. The estate is home to a wide range of local and national businesses, making it a strong commercial environment.

Yalberton benefits from excellent transport links, being close to the Torbay Ring Road, which connects easily to the South Devon Link Road (A380), providing convenient access to Newton Abbot, Exeter and the national motorway network. This makes it an ideal base for companies involved in light manufacturing, warehousing, storage, and distribution.

## DESCRIPTION

Unit 7 comprises a well-presented industrial premises arranged as a ground floor warehouse, with mezzanine floor over half. The unit is open plan and benefits from a full height roller shutter. The layout allows the storage of tall items/ vehicles with mezzanine storage at the rear of the unit providing additional floor area.

The property is fitted with mains services, including 3-phase electricity and water, and benefits from an on-site WC. Two dedicated parking spaces are provided on the estate.

This is an attractive opportunity for businesses looking for a practical, well-connected premises within Paignton's leading industrial location.

The accommodation briefly comprises:-

### GROUND FLOOR WAREHOUSE

38' 5" x 25' 3" (11.718m x 7.690m)  
Gross Internal Area Approx. 90m<sup>2</sup> (970 sq ft)

### WC

### MEZZANINE FLOOR

25' 0" x 13' 9" (7.608m x 4.184m)  
Gross Internal Area Approx. 32m<sup>2</sup> (343 sq ft)  
2.465m height under Mezz.

### TOTAL GROSS INTERNAL AREA

122m<sup>2</sup> (1,313 sq ft approx.)

### TENURE

Available by way of a new lease with exact terms to be agreed on negotiation.

### RENT

£10,000 per annum. Payable monthly in advance.

### RENT DEPOSIT

A standard rent deposit equivalent to 3 months rent will be required.

### SERVICE CHARGE

A service charge is payable towards the upkeep and maintenance of the estate. This year's amount was approximately £640.

### EPC RATING D

## BUSINESS RATES

2026 List: £10,500

As this is below £12,000, the property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

## VAT

All figures quoted are exclusive of VAT where applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs unless expressly agreed otherwise.

## VIEWING

Viewing is highly recommended and can be arranged by prior appointment with the Agents, Bettesworths. Tel. 01803 212021

## CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND 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. For further details, and to view the Code, please visit [www.leasingbusinesspremises.co.uk](http://www.leasingbusinesspremises.co.uk)

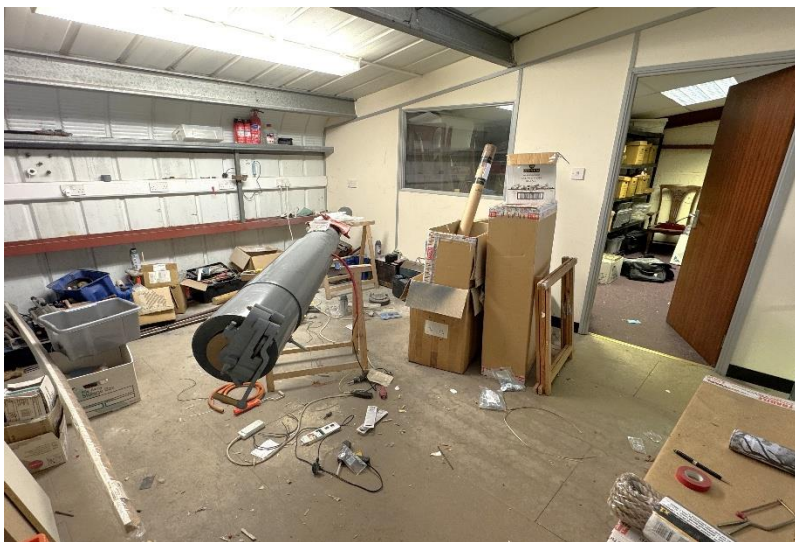
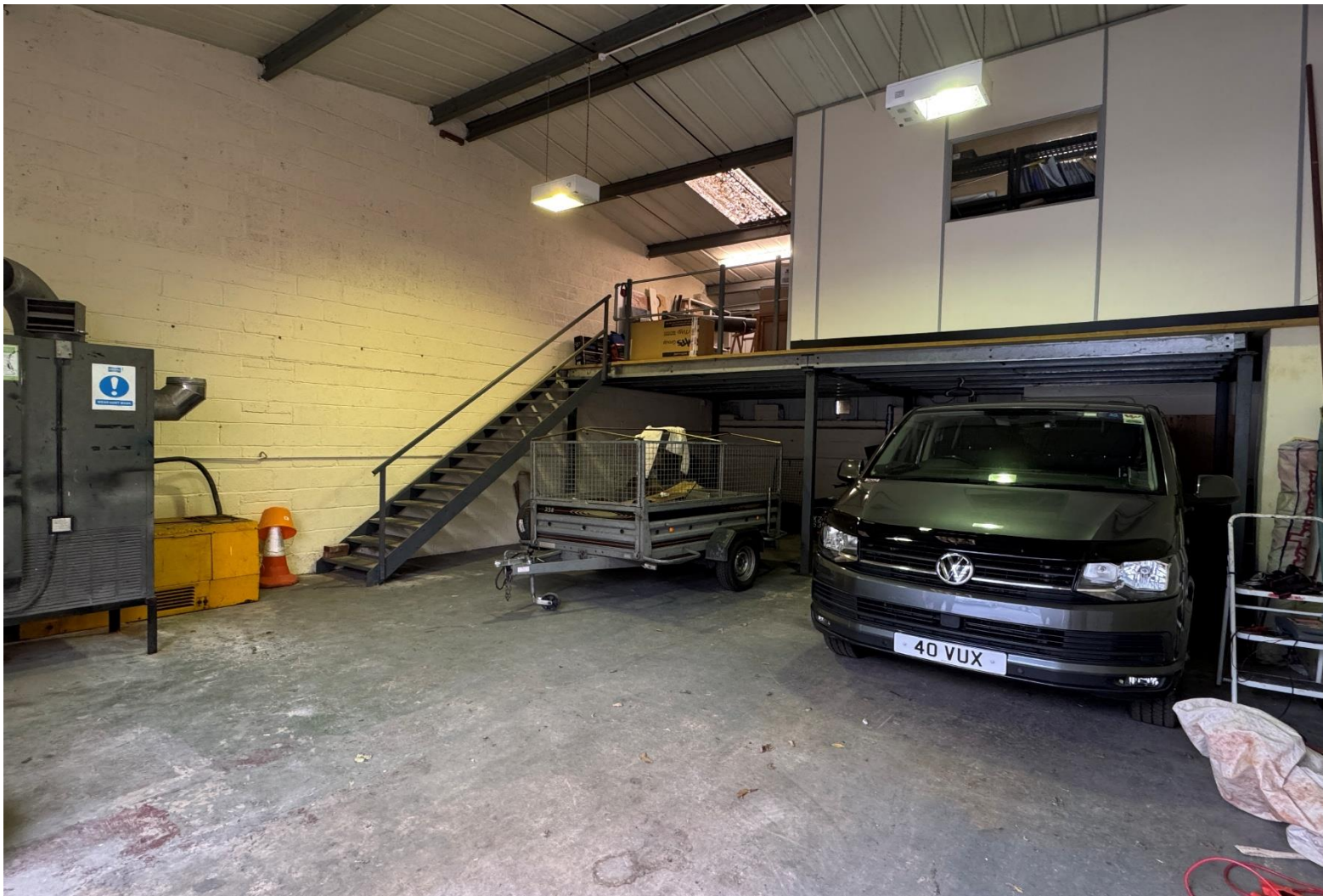
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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