

# Unit 4B Aspen Way

Ref No: 5267

Paignton, Devon, TQ4 7QR



## Versatile Industrial Unit Available To Let

Ground Floor Approx: 375m<sup>2</sup> (4,036 sq ft)

Mezzanine Floor Approx: 275m<sup>2</sup> (2,960 sq ft)

Arranged as Warehouse with Offices, WCs and Kitchenette

Benefitting from Roller Shutter Loading Door (4.6m High by 4.2m Wide)

Annual Rental of £38,000 + VAT

Interested in this property?

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## LOCATION

The property is located on Aspen Way within the Yalberton Industrial Estate, Paignton's largest and most established industrial estate. It is a popular business location with excellent access for industrial, warehousing and distribution operations.

The estate is conveniently situated close to the Torbay Ring Road, providing strong transport links to the South Devon Link Road, Newton Abbot and the national motorway network.

## DESCRIPTION

Unit 4B Aspen Way comprises a well-specified industrial premises currently used as a builder's merchants. Constructed with a steel portal frame, the unit benefits from large open warehouse space.

Internally, the accommodation is arranged as a full height loading and warehouse area with roller shutter access, under mezzanine warehouse space, as well as integral ground and mezzanine office areas. The ground floor includes WC facilities and offices, while the mezzanine floor offers further office space and a kitchenette.

The accommodation briefly comprises:-

### GROUND FLOOR

(GROSS INTERNAL AREA): 375m<sup>2</sup> (4,036 sq ft).

Includes warehouse, offices and WCs. Full height loading bay via roller shutter door (4.6m high x 4.2m wide).

### MEZZANINE FLOOR

(GROSS INTERNAL AREA): 275m<sup>2</sup> (2,960 sq ft).

Configured as offices and kitchenette.

### PARKING

11 dedicated parking spaces to the front of the property, together with a loading bay.

### SERVICES

We are advised that the premises benefit from 3-phase electricity, mains drainage and water. These services have not been tested by the agents.

### TENURE

The property is available by way of a new Full Repairing and Insuring lease. Exact terms and length of lease to be agreed by negotiation.

The current tenancy is ending circa December 2025. Interested parties are advised to speak to the Agents for more up to date information on timings and availability.

### RENT

£38,000 per annum exclusive. VAT is payable in addition to the rent.

## BUSINESS RATES

2023 List: £31,250.

**Please note this is not the Rates Payable amount.**

Interested parties are advised to make their own enquiries with the Local Billing Authority, Torbay Council.

## VAT

The property is elected for VAT and therefore VAT is chargeable on Rent.

## LEGAL COSTS

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

## EPC RATING C

## 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.leasebusinesspremises.co.uk](http://www.leasebusinesspremises.co.uk)

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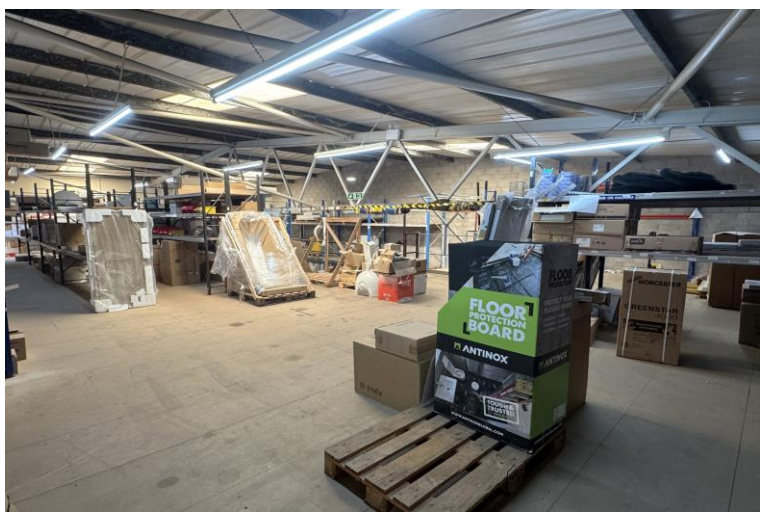
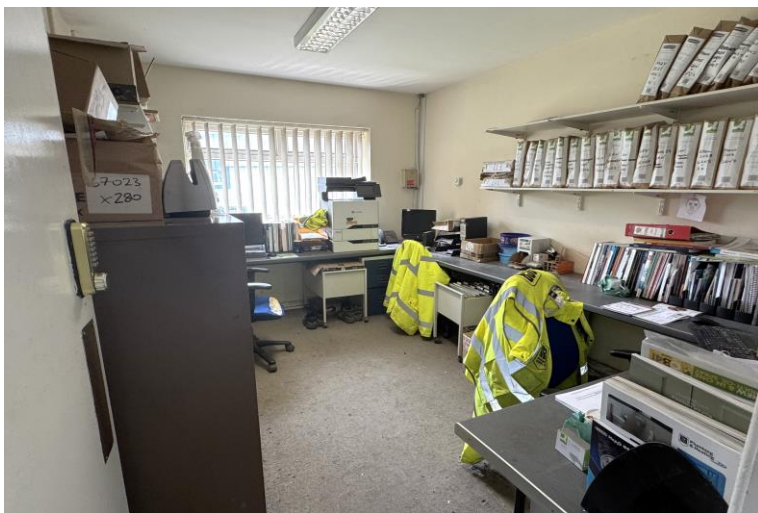
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