

## Mezzanine Workshop, Loribon House

Ref No: 5330

Aspen Way, Yalberton Tor Industrial Estate, Paignton, Devon, TQ4 7QR



### Workshop/Office Opportunity on Popular Trading Estate

Gross Internal Area Approx. 51m<sup>2</sup> (549 sq ft)

Suitable for Light Workshop, Office or Storage

Located on Popular Trading Estate with Good Transport Links

Free Onsite Parking Available – Number of Spaces TBC

Annual Rental of £7,200

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Aspen Way, Yalberton Tor Industrial Estate, Paignton, TQ4 7QR

## LOCATION

The property is located on Aspen Way on the Yalberton Industrial Estate. Yalberton Industrial Estate is Paignton's largest and longest established Industrial area. It is a popular location for a variety of industrial and distribution-based businesses. Yalberton is accessed via the Torbay Ring Road which connects Paignton to the South Devon Link Road, Newton Abbot and the motorway network beyond.

## DESCRIPTION

This opportunity offers flexible space and terms for renting light workshop/office space in Paignton.

Forming part of a warehouse premises, the mezzanine workshop is an available space which the landlord isn't currently utilising, suitable for light workshop or office usage.

Accessed via the landlord's business, the workshop will be limited to access within working hours, Monday to Friday 9:00am – 5:00pm. Externally, there are plenty of parking spaces for occupiers of the site.

The accommodation briefly comprises:-

### MEZZANINE WORKSHOP

33' 7" x 16' 5" (10.24m x 5.00m)

### COMMUNAL AREAS

Tenants will have access to the communal kitchenette and toilets in the building.

### EXTERNAL

Externally there is parking available at the unit. Spaces to be allocated on negotiation and dependent on tenant's requirements.

### ACCESS

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### TENURE

The property is available by way of a new lease, with exact lease terms to be agreed on negotiation. Flexible terms will be considered.

### RENT

£600pcm (£7,200 per annum) inclusive of utilities.

### DEPOSIT

A deposit of 3 months' rent will be required.

### UTILITIES

Rent is inclusive of utility costs.

### SERVICE CHARGE

Rent is inclusive of any service charge costs or buildings insurance contributions.

### BUSINESS RATES

The offices are not currently independently rated for business rates. Currently the landlord does not intend to separate the business rates bill. However, they reserve the right to do so, should they need to in the future.

### VAT

The property is not elected for VAT and therefore is not chargeable on rent.

### EPC AWAITED

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

[www.bettesworths.co.uk](http://www.bettesworths.co.uk)

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