

Unit 2 Parkfield House

Ref No: 3839

Teignmouth Road, Torquay, Devon, TQ1 4EX



Versatile Industrial Warehouse/Workshop Unit To Let

Previously Used as a Gym — Ideal for Light Industrial, Storage, or Leisure Use

Gross Internal Area: Approx. 120m² (1,292 sq ft)

Roller Shutter Loading Door with Recessed UPVC Frontage

Single Phase Electricity & On-Site Parking for One Vehicle

Annual Rental of £12,000

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LOCATION

Unit 2 is situated within Parkfield House, Torquay, conveniently located just off Teignmouth Road. The site benefits from good access to the South Devon Highway (A380), providing quick links to Newton Abbot, Exeter, and the wider motorway network.

This location is ideal for businesses requiring a central Torbay base with good transport connections. It suits a range of occupiers, including light industrial users, storage and, or fitness/leisure-related uses looking for flexible, secure space in Torquay.

DESCRIPTION

The property comprises an industrial warehouse/workshop extending to approximately 120m² (21.37m x 5.62m).

To the front of the unit, there is a "reception area" with a suspended grid ceiling, inset lighting, and ceiling panels, leading through to the main open-plan warehouse area.

At the rear, the property benefits from a WC and kitchenette facilities. Externally, there is a loading bay and allocated parking for one vehicle. The unit is accessed via a roller shutter door, positioned in front of a UPVC glazed frontage, which can be removed if a new occupier prefers full warehouse access.

ACCOMMODATION

WAREHOUSE/ WORKSHOP

Gross Internal Area: Approx. 120m² (1,292 sq ft)

DEPTH

70' 1" (21.37m)

WIDTH

18' 5" (5.62m)

KITCHENETTE

Located at the rear of the property, with fitted units and sink.

WC

TENURE

Available by way of a new Full Repairing and Insuring (FRI) lease for a term of 6 years, with exact terms to be agreed on negotiation.

RENT

£12,000 per annum, exclusive of all outgoings.

Rent payable monthly or quarterly in advance by agreement.

BUSINESS RATES

2023 List £9,800

The property is eligible for 100% Small Business Rates Relief. Interested parties are advised to speak to the Agents for further details.

LEGAL COSTS

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

EPC RATING D

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:

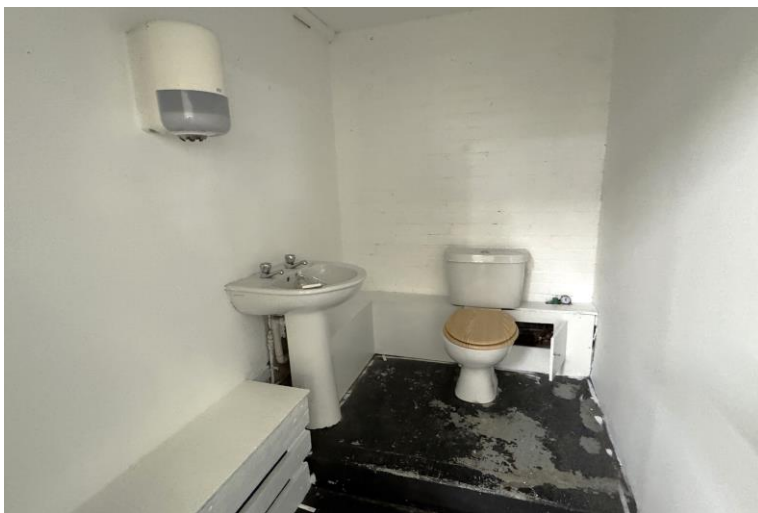
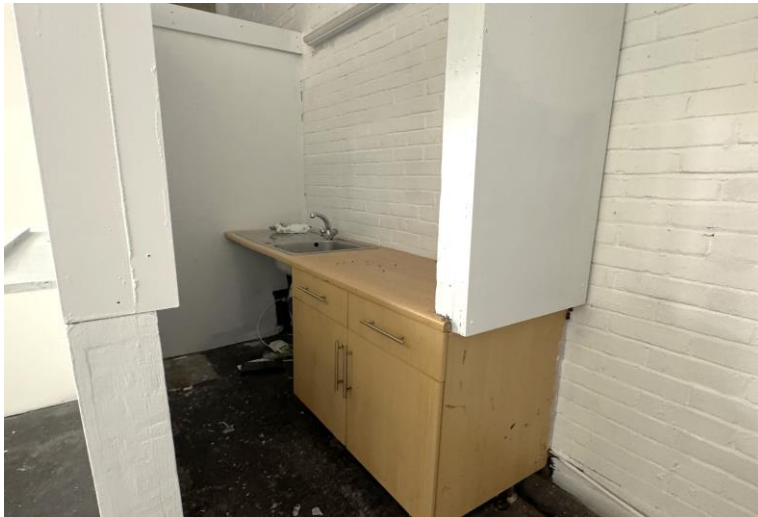
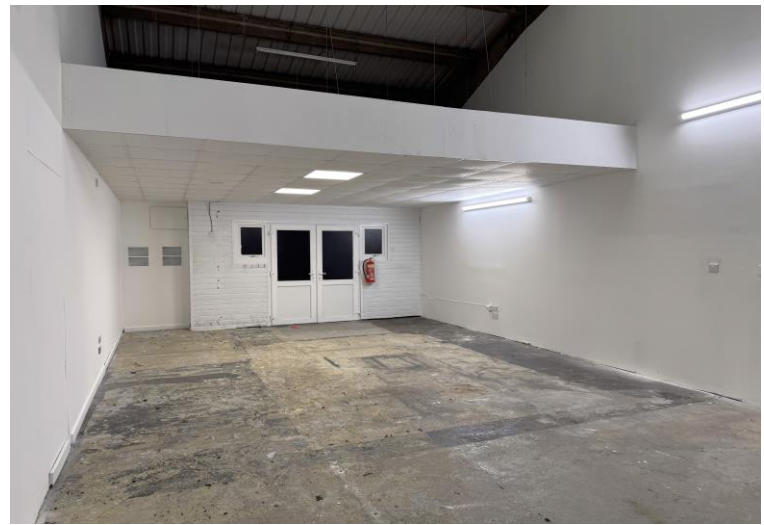
The Code for Leasing Business Premises in England & Wales 2007 advises prospective tenants to seek professional advice before entering into a tenancy agreement. For further details, and to view the Code, please visit www.leasebusinesspremisess.co.uk

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www.bettesworths.co.uk
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Devon
TQ1 1BB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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