

Unit 8 Rodgers Industrial Estate

Ref No: 5386

Yalberton Road, Paignton, Devon, TQ4 7PJ



Industrial Unit Currently Arranged as Offices Over Ground & First Floor

Gross Internal Area Approximately 100m² (1,076 sq ft)

Pleasant Glazed Timber Frontage Behind Roller Shutter

Four Parking Spaces and a Loading Bay

Ideal for Offices/ Light Storage Uses – Quiet, Secure and Well-Maintained Estate

Annual Rental of £8,400 + VAT

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LOCATION

The Rodgers Industrial Estate is located on a private road at the top of Alders Way on the Yalberton Industrial Estate in Paignton, South Devon. The Yalberton Industrial Estate is Paignton's largest and longest established estate and home to a wide variety of light industrial, industrial, warehouse, distribution and trade counter units. The estate is very close to the A3022 Torbay Ring Road, which in turn connects with the A380 dual carriageway, giving continuous dual carriageway access to Exeter (approximately 20 miles) and the start of the Motorway network.

DESCRIPTION

An end-of-terrace industrial unit, which has been fitted out to provide high-quality office accommodation arranged over ground and first floors. The property benefits from a glazed timber frontage protected behind the manual roller shutter door, which provides a light and pleasant working environment across both ground and first floor.

Although currently set up for office usage, the unit can operate as mixed-use office, with light storage space on the ground floor and offices on the first.

Externally, there are four parking spaces around the unit and a loading bay to the front.

The accommodation briefly comprises:-

GROUND FLOOR

RECEPTION HALLWAY

Access to main office and stairwell to first floor.

MAIN OFFICE

18' 6" x 15' 1" (5.644m x 4.608m)

Timber glazed frontage behind roller shutter, carpeted with suspended ceiling and LED lighting.

REAR OFFICE

12' 8" x 19' 1" (3.864m x 5.815m)

With side access door.

WC

6' 10" x 5' 2" (2.092m x 1.571m)

FIRST FLOOR

MAIN OFFICE

20' 11" x 9' 11" (6.370m x 3.016m)

With front windows behind roller shutter.

PRIVATE OFFICE

10' 7" x 8' 4" (3.220m x 2.545m)

KITCHENETTE

10' 5" x 10' 2" (3.178m x 3.094m)

Large enough to act as a staff break room.

GROSS INTERNAL AREA:

Approximately 100m² (1,076 sq ft)

TENURE

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

RENT

£8,400 per annum exclusive. Rent is payable monthly in advance.

UTILITIES

The unit benefits from a 3-phase electrical supply, mains water and drainage.

The unit has no gas connection and there is no installed heating system.

BUSINESS RATES

2023 List: £7,900.

As this figure falls 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

VAT is payable on the rent

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.lettingbusinesspremises.co.uk

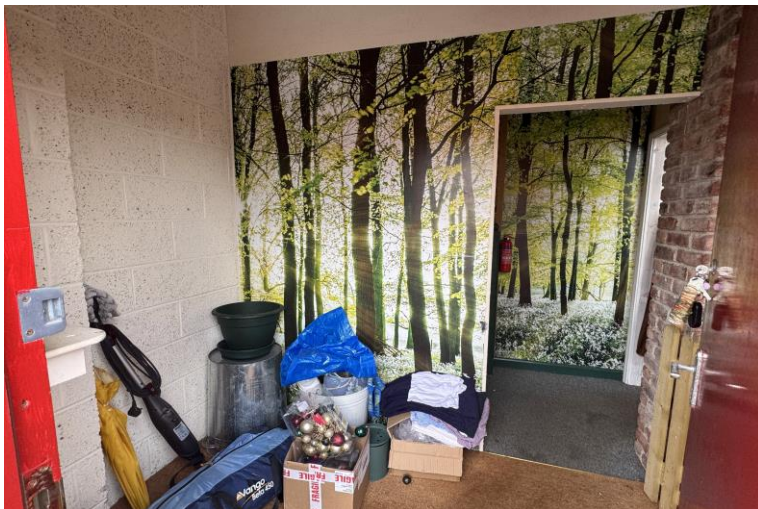
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www.bettesworths.co.uk
29/30 Fleet Street
Torquay
Devon
TQ1 1BB



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