

Unit 7 Rodgers Industrial Estate

Ref No: 5403

Yalberton Road, Paignton, Devon, TQ4 7PJ



Industrial Unit Arranged as Open Plan Ground & First Floor Offices

Gross Internal Area Approximately 90m² (968 sq ft)

Clean, Ready-to-Use Fit-Out with Secure Roller Shutter

On-Site Parking for 3 Vehicles

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

Annual Rental of £8,400

Interested in this property?

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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

The unit consists of a mid-terrace industrial unit, with accommodation over ground and mezzanine floor. The ground floor is arranged as open plan light storage area, with a manual roller shutter providing access for larger items. A recently fitted kitchenette and WC are also arranged on the ground floor. The mezzanine floor is laid out with varying partition, to create a range of smaller offices/ stores.

To the front of the unit is allocated parking for three vehicles.

The accommodation briefly comprises:-

GROUND FLOOR

RECEPTION HALLWAY

Access to Ground floor and stair well to first floor.

STORE

Approx 45m² (484 sq ft).

KITCHENETTE

6' 4" x 5' 1" (1.94m x 1.56m)

WC

FIRST FLOOR

OFFICE 1

12' 5" x 12' 2" (3.78m x 3.7m)

OFFICE 2

8' 11" x 12' 2" (2.71m x 3.7m)

OPEN FLOOR SPACE

13' 1" x 15' 6" (3.99m x 4.72m)

STORAGE

7' 10" x 4' 3" (2.4m x 1.30m)

TENURE

The property is available by way of a new Internal Repairing and Insuring lease, with a service charge payable for external upkeep. Exact lease terms are to be agreed on negotiation.

RENT

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

BUSINESS RATES

2023 List: £6,000

Please note this is not the Rates Payable amount.

Eligible parties will be able to claim 100% Small Business Rates Relief. 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 is chargeable on rent.

LEGAL COSTS

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

EPC AWAITED

VIEWING

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

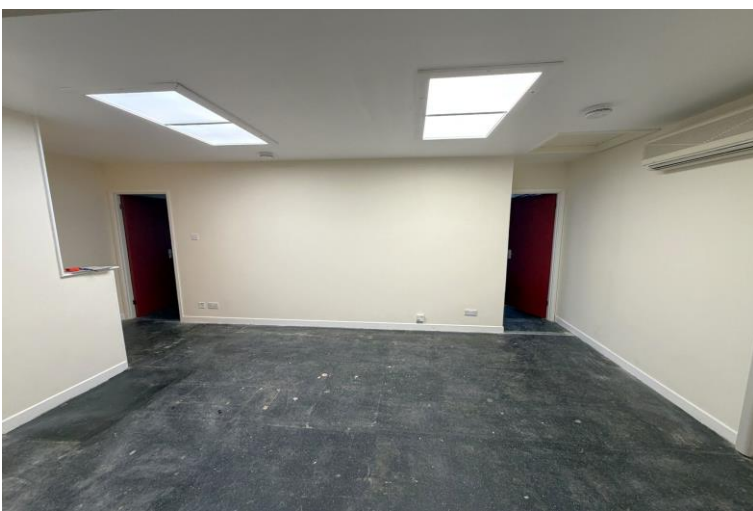
CODE FOR LEASING BUSINESS PREMISES IN ENGLAND AND WALES 2007:

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.leasebusinesspremises.co.uk



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