



**To Let**

**£200,000 pax**

Premises At Long Road, Paignton, TQ4 7NG

52,119 sq ft plus  
(4,842.17 sq m) plus

## Summary

- Large industrial unit available to sublet
- The unit measures approx. 52,119 sq ft (4,842.17 sq m) with potential for further space subject to further negotiation
- Other occupiers in the vicinity include Devon Ceramics, South Devon College and The Range superstore
- Flexible lease terms available subject to tenant's status
- The property could be suitable for alternative uses subject to the necessary planning consents.
- Good sized yard
- Shared parking and canteen facilities

### Location:

The property is located in Woodview Road and part of Torbay Business Park on the edge of Paignton. Nearby occupiers include Devon Ceramics, South Devon College and The Range superstore.

Paignton has a population of approximately 35,000 and is situated on the South Devon Coast approx 25 miles south of Exeter. Paignton is the second largest town in the conurbation of Torbay which has a population of approx. 110,000.

Road communications to the town via the Torbay Ring Road linking to the dual carriageway A380 at Newton Abbot and then into the national motorway system.

Railway stations at Paignton and Torquay link into the Intercity network.

### Description:

The property consists of a steel portal frame construction industrial premises with yard and high spec offices on the first floor. There is a large mezzanine floor used for additional accommodation and loading shutter doors located to the front of the property.

The property also benefits from shared parking to the front of the main Sutton Seeds premises as well as canteen area located to the rear of the property.

### Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

Further accommodation could be available subject to further negotiation.

	sq m	sq ft
<b>Ground Floor</b>	2,618	28,180
<b>Mezzanine</b>	1,436	15,457
<b>First Floor Offices</b>	788.17	8,482
<b>Total</b>	4,842.17	52,119

### Services:

We understand that mains electricity, gas, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

### EPC / MEES:

In the event of a letting the Landlord will undertake appropriate works to ensure the property complies with Minimum Energy Efficiency Standard (MEES) Regulations prior to the lease completing.

### Planning:

The property benefits from B2 (general industrial) and B8 (Storage and Distribution) uses.

### Business rates:

We understand this property has not yet been assessed for rating purposes. Interested parties are advised to contact the valuation office for further information.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

### Terms:

The property is available on a subletting basis up to lease expiry of 10th November 2032. All sublettings will be contracted outside the Landlord and Tenant Act 1954.

### Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

### VAT:

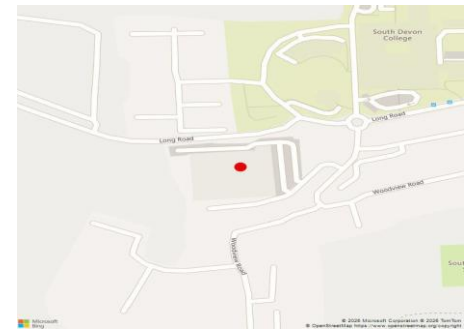
All figures quoted are exclusive of VAT if applicable.

### Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

### Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



### CONTACT THE AGENT

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