

Aaron Fox

TO LET / FOR SALE

NEW INDUSTRIAL / STORAGE PREMISES

Approximately 249.27 sq.m. (2,683 sq.ft.)

**E2 WESTFIELD BUSINESS PARK
LONG ROAD
PAIGNTON**



A recently constructed Warehouse/ Storage unit on a well managed site

01392 204303

Lynx House, Pynes Hill, Exeter, EX2 5JL
www.aaronfox.co.uk

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SITUATION AND DESCRIPTION

Paignton forms one of the three towns that make up the Torbay conurbation. The location is accessed via the A380 trunk road that runs south from junction 30 of the M5 Exeter and through Newton Abbot. The property is located to the rear of South Devon College just off the A3022 Paignton to Brixham Road opposite The Torbay Business Park.

A recently constructed light industrial/storage unit forming part of the Westfield Business Park. The entire development comprises 7 detached office and storage units set within a managed landscaped environment. The Unit is constructed in block with part brick and clad elevations with the front incorporating a full height loading door and separate glazed pedestrian access. The roof is curved and pitched and incorporates translucent sheets. Internally the unit provides a single Disabled W/C and solid concrete floors.

ACCOMMODATION

	Metric	Imperial
Unit Depth	21.0 m	68'10"
Unit Width	11.87 m	38'11"

Gross Internal **249.27 sq.m. 2,683 sq.ft.**

RATES

We have gained the following information via the Valuation Office Web Site. **You are advised to check.**

Rateable Value £

Rates Payable £ (x48.5p 09/10)

SERVICES

Mains water, drainage, gas and electricity (including 3 phase) are available

TENURE

A new 6, 9 or 12 year FRI lease is available with 3 yearly rent reviews. Immediate occupation is available

RENT

A commencing rent of £14,756 p.a. (£5.50 p.s.f.) is sought

PRICE

The freehold interest can be purchased for £240,000 (£89.45 p.s.f.)

LEGAL COSTS

Each party are to bear their own legal costs

VAT

All figures quoted are plus VAT where chargeable

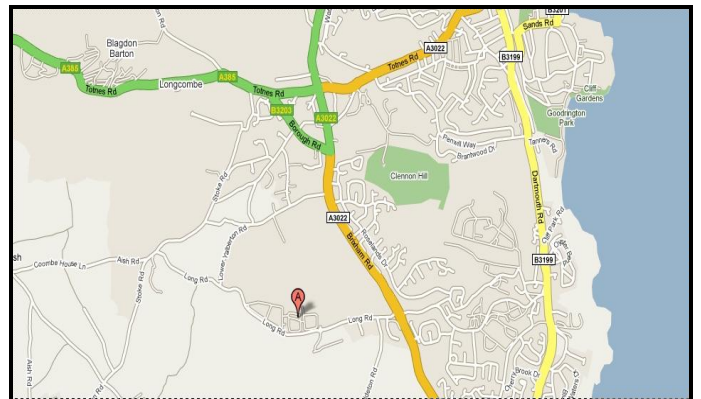
VIEWING

Strictly by prior appointment only with the vendors agent for the attention of Adam Parsons (07808 473248)

Aaron Fox

Email: adamparsons@aaronfox.co.uk

Mobile : 07808 473248



Tel: - 01392 204303 Web: - www.aaronfox.co.uk

Lynx House, Pynes Hill, EXETER, Devon, EX2 5JL

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