

Offices at Loribon House

Ref No: 5035

Aspen Way, Yalberton Tor Industrial Estate, Paignton, Devon, TQ4 7QR



Flexible Office & Storage Opportunities on Popular Trading Estate

Variety of Office and Storage Options on Flexible Terms

Office Accommodation from 30m² – 60m²

Warehouse/Storage from 50m² - 125m²

Different Office/Storage Arrangements to be Agreed on Negotiation

Annual Rentals From £3,000

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LOCATION

The property is located on Aspen Way on the Yalberton Industrial Estate. Yalberton Industrial Estate is Paignton's largest and longest established Industrial area. It is a popular location for a variety of industrial and distribution-based businesses.

Yalberton is accessed via the Torbay Ring Road which connects Paignton to the South Devon Link Road, Newton Abbot and the motorway network beyond.

DESCRIPTION

This opportunity offers flexible space and terms for renting office and storage space in Paignton. A variety of spaces can be allocated within the building to a tenant, making the opportunity extremely flexible to fit most party's needs.

Currently, there are two offices of approximately 30m² each, a section of warehouse of approximately, 75m² and mezzanine storage/ workshop of approximately 50m². Externally there is plenty of parking for occupiers of the site.

The property would work well for businesses in need of small warehouse and ready to occupy office space.

The accommodation briefly comprises:-

OFFICE

19' 5" x 16' 6" (5.93m x 5.02m)

Accessed via a communal entrance hall into the building. Door leading to:-

OFFICE

19' 5" x 17' 2" (5.91m x 5.22m)

WAREHOUSE

35' 2" x 23' 0" (10.72m x 7.00m)

An allocated area on the mezzanine floor of the landlord's warehouse.

STORAGE/WORKSHOP

33' 7" x 16' 1" (10.23m x 4.91m)

A mezzanine storage / workshop space with access via the warehouse and front office.

COMMUNAL AREAS

Tenant's will have access to the communal kitchenette and toilets in the building.

EXTERNAL

Externally there is parking available at the unit. Spaces to be allocated on negotiation and dependant on tenant's requirements.

TENURE

The property is available by way of a new lease, with exact lease terms to be agreed on negotiation.

RENT

Office space is allocated at £140 per sq m. Warehouse/ Storage space is allocated at £60 per sq m.

DEPOSIT

A deposit of 3 months rent will be required.

UTILITIES

Rent is inclusive of utility costs.

SERVICE CHARGE

Rent is inclusive of any service charge costs or buildings insurance contributions.

BUSINESS RATES

The offices are not currently independently rated for business rates. Currently the landlord does not intend to separate the business rates bill. However, they reserve the right to do so, should they need to in the future.

VAT

The property is not elected for VAT and therefore is not chargeable on rent.

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.leasingbusinesspremises.co.uk

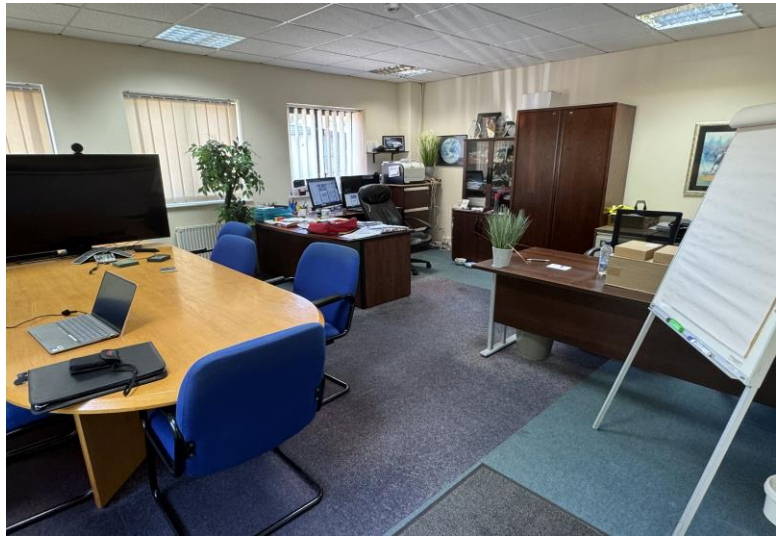
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