



# Lumentum, Westfield Business Park

Long Road, Paignton, Devon, TQ4 7AU



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**Modern Office & Laboratory Space on Popular Edge of Town Business Park**  
**Ground Floor Laboratory 340m<sup>2</sup> (3,659 sq ft)**  
**First Floor Office Suite 790m<sup>2</sup> (8,503 sq ft)**  
**Available to Let Together or Separately**  
**New Sublease – Flexible Terms to be Agreed**

## LOCATION

The Lumentum Offices are located on Westfield Business Park on the outskirts of Paignton, in the growing commercial and industrial area. The location is favoured with its links to the A380, which connects to Torquay, Newton Abbot, Exeter and the M5 Beyond.

Other occupiers in the area include South Devon College, The Range, Sagetech, Nissha and The Gym Group.

## DESCRIPTION

The Lumentum offices and laboratory are available on a flexible sublease basis, either separately, or as one. The ground floor laboratory is approximately 340m<sup>2</sup> and is fitted to a high spec. The first-floor offices are approximately 790m<sup>2</sup> with a mixture of open office accommodation, meeting rooms, partitioned private offices and an open plan kitchenette/ refreshments station.

The building is accessed via a fob entry system into a communal lobby with stairs to the first floor and a disabled access lift. On the ground floor are male, female, disabled access toilet/shower rooms and a staff cafeteria. At first floor level is further male and female toilets.

The building is shared with Lumentum and common areas, such as the staff cafeteria and bathroom facilities will be shared between Lumentum and any tenant.

Outside is private parking with space for 80 vehicles, with an exact number to be allocated on agreement.

Ref No: 4882

Annual Rentals From £18,500 - £63,500

Interested in this property?

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The accommodation briefly comprises:-

## APPROX NET INTERNAL AREAS

### GROUND FLOOR LABORATORY

340m<sup>2</sup> (3,659 sq ft)

### FIRST FLOOR OFFICES

790m<sup>2</sup> (8,503 sq ft)

## AVAILABILITY

The areas are available either separately or together. Parties with smaller space requirements are encouraged to speak to the Agents about potential availability in the building.

## LEASE TERMS

Available by way of a new Internal Repairing and Insuring sublease, exact terms and length to be agreed by negotiation.

## RENTS

Ground floor laboratory £18,500 per annum.

First floor office £45,000 per annum.

Combined £63,500 per annum.

## VAT

VAT status to be confirmed.

## BUSINESS RATES

The property is currently listed as a whole under one Rateable Value. However, Rateable Values are all based upon £85 per m<sup>2</sup>.

Tenants will be responsible for their share of the rates payable, with the amount dependant on the amount of space they take.

**NOTE:** Rateable Values are not Rates Payable. Interested parties are advised to make their own enquiries with Bettsworths for further information as to likely Rates Payable.

## LEGAL COSTS

Each party are to bear their own legal costs incurred in any transaction.

## EPC AWAITED

## VIEWING

Viewing is strictly by prior appointment with the Sole Agents, Bettsworths. 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](http://www.leasingbusinesspremises.co.uk)

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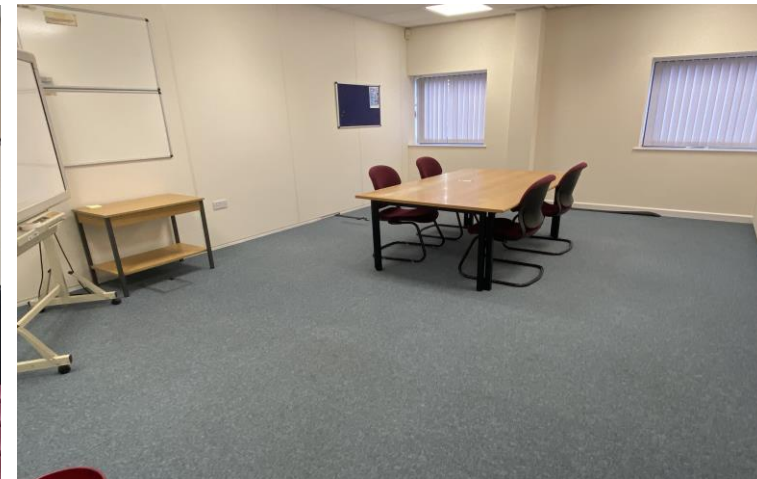






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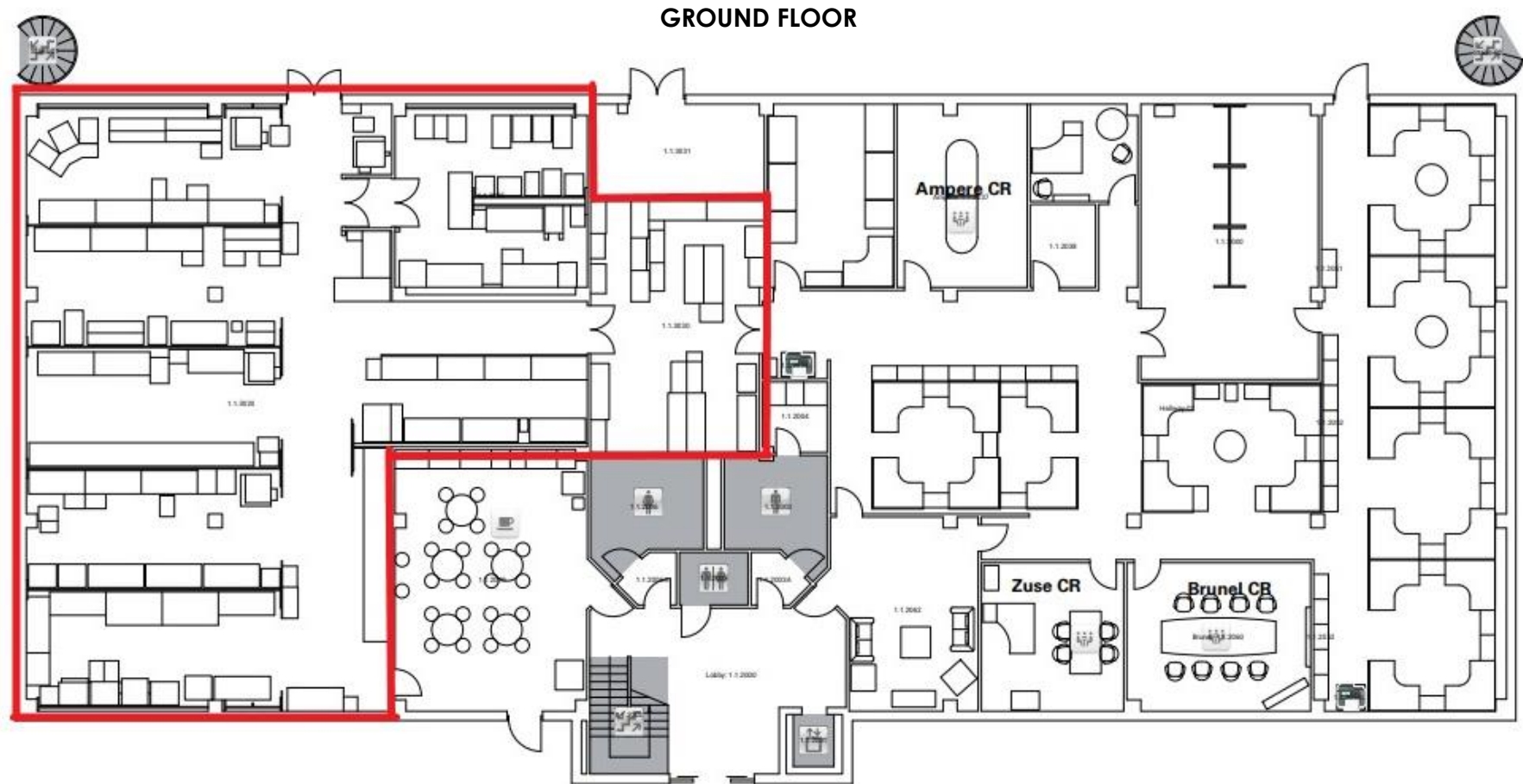
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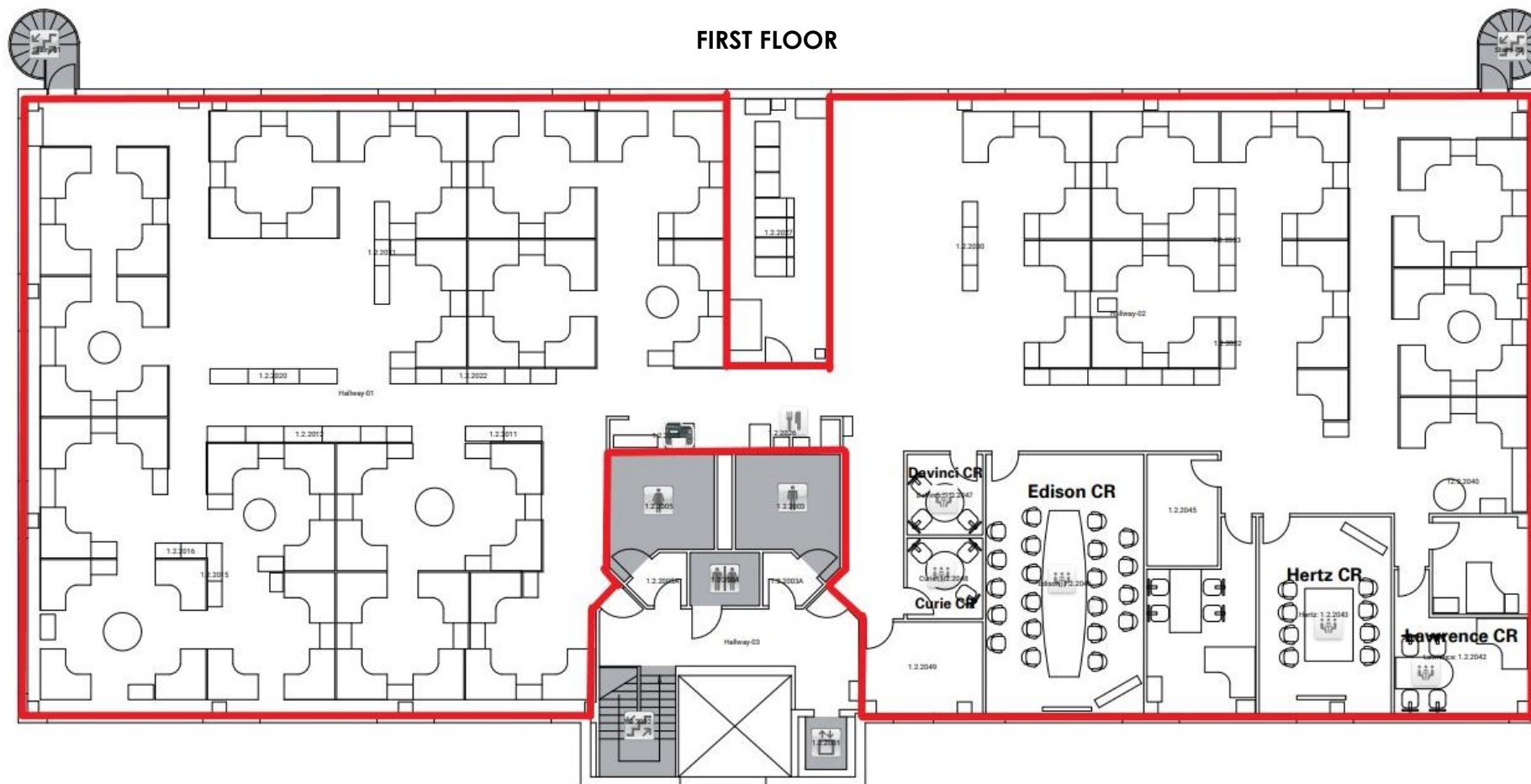
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[www.bettesworths.co.uk](http://www.bettesworths.co.uk)  
29/30 Fleet Street  
Torquay  
Devon  
TQ1 1BB



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