

Unit F Barton Business Park

Ref No: 5524

Barton Hill Road, Torquay, Devon, TQ2 8JH



Affordable Commercial / Storage Unit Available To Let

Gross Internal Area Approximately 137m² (1,474 sq ft)

Arranged as Main Hall with Office, Storage Area and WC

Suitable for Storage, Workshop or Alternative Commercial Uses

Located Within an Established Business Estate with Good Road Links

Annual Rental of £8,800

Interested in this property?
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LOCATION

The property is situated within Barton Business Park in Torquay, a well-established commercial location serving a variety of local businesses. The estate provides convenient access to the Torbay Ring Road, linking easily to Newton Abbot, Exeter and the wider South Devon road network.

This location is particularly well suited to small businesses, start-ups, or occupiers requiring storage or commercial space with good road connectivity. The surrounding area comprises a mix of industrial, trade counter and storage occupiers, creating a practical and functional business environment.

DESCRIPTION

Unit F comprises a versatile commercial/storage unit of approximately 137 square metres (1,474 square feet). The property would suit a range of alternative commercial uses, subject to the necessary consents.

Internally, the unit is arranged to provide an entrance hall leading into a substantial main hall area, together with office accommodation, WC facilities and additional storage space. The premises provide practical and flexible accommodation suitable for a range of occupiers.

The premises briefly comprises:-

ENTRANCE HALL

14' 2" x 7' 9" (4.33m x 2.37m)

MAIN HALL

32' 10" x 33' 0" (10.02m x 10.06m)

OFFICE

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STORAGE

13' 11" x 7' 5" (4.24m x 2.25m)

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BUSINESS RATES

2026 List: £15,000

Rates payable are circa £5,730 per annum based on the current multiplier. Interested parties are advised to check their eligibility for relief and exact rates payable amount with the local billing authority, Torbay Council.

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

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

EPC RATING E

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.lettingbusinesspremises.co.uk



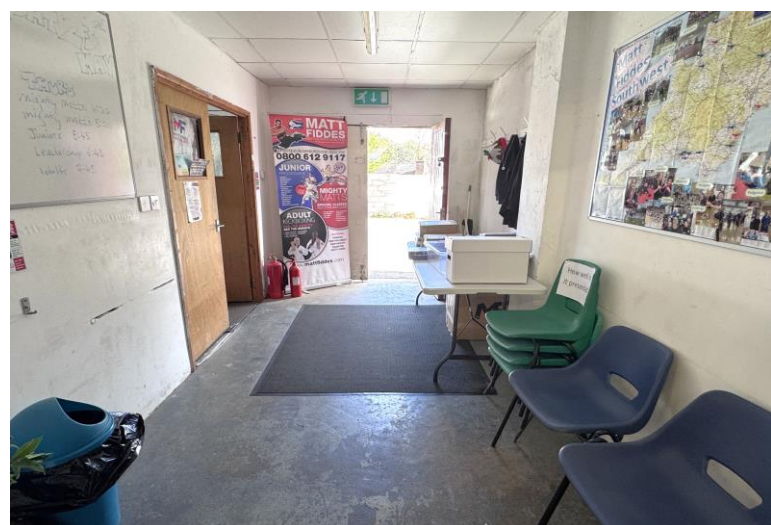
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TQ1 4NB



IMPORTANT NOTE: Messrs Bettesworths for themselves and for the vendors or lessors of this property whose agents they are give notice that: (i) the particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract; (ii) no person in the employment of Messrs Bettesworths has any authority to make or give representation or warranty whatever in relation to this property. The fittings, equipment and services have not been tested by the agents.

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