

TO LET

Modern Warehouse / Distribution / Industrial Unit

# Unit 22

Torbay Business Park, Woodview Road,  
Paignton TQ4 7HP



HECTOR PEARCE

Intelligent real estate

6,919 sq ft / 649.6 sq m





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## OVERVIEW

Torbay Business Park is one of Torbay's most established commercial estates, positioned just off Woodview Road in Paignton. The estate is easily reached via the A380 South Devon Highway, providing direct connections to Torquay, Newton Abbot, Exeter, and beyond. It benefits from a diverse occupational mix, including trade counters, light industrial operators, logistics firms, and service-based businesses, creating a dynamic commercial environment. The location offers several advantages such as close proximity to Paignton town centre, good public transport links, fast access to regional transport routes, and an established industrial and trade setting.

Unit 22 offers a versatile commercial space suitable for a wide range of uses including light industrial.

- Modern, well-presented industrial/workshop space
- High quality office accommodation
- Roller shutter loading access (w= 3.58m x h= 4.58m)
- Separate personnel entrance for staff and visitors
- Good internal eaves height of 6.5m.
- Allocated on-site parking
- Flexible open-plan layout
- Suitable for a variety of commercial uses (STP)
- Located within a thriving business community





## ACCOMMODATION

The accommodation comprises the following areas, measuring in accordance with the RICS Code of Measuring Practice, on a Gross Internal Area basis:

	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	478.9	5,155
Ground Floor Office	65.6	706
First Floor Office	65.6	706
Office Mezzanine	16.7	180
Storage Mezzanine	22.5	172
<b>Total</b>	<b>649.6</b>	<b>6,919</b>

## BUSINESS RATES

We are advised by the valuation office that the current rateable value of this property from 1 April 2023 to present is £34,250. Interested parties are encouraged to make their own enquiries at <https://www.tax.service.gov.uk/business-rates-find/search>

## EPC

A new EPC has been commissioned and will be made available to interested parties upon completion.

## TERMS

The property is available to let on a new lease with terms to be agreed.

## LEGAL COSTS

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

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## ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction..



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