

TO LET

EDGINSWELL BUSINESS PARK

TORQUAY DEVON TQ2 7FA

An exciting new development opportunity on land extending to 2.45 hectares (6.05 acres) at the gateway to Torquay



TRADE COUNTER • ROADSIDE • LEISURE • SELF-STORAGE • INDUSTRIAL
DISTRIBUTION • OFFICES • BULKY GOODS RETAIL

EDGINSWELL BUSINESS PARK

TORQUAY DEVON TQ2 7FA

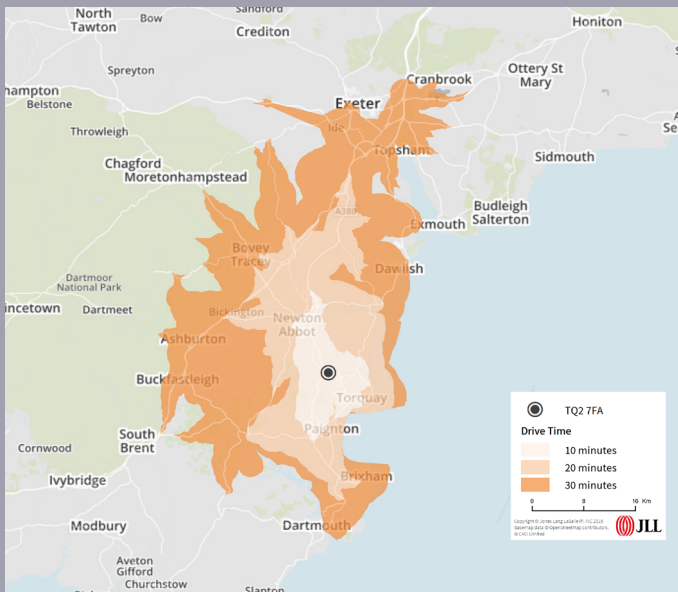


LOCATION

The property is superbly located 2.4 miles north west of Torquay town centre and fronts the A380 South Devon Highway, connecting Torbay with the M5 at Exeter. The site is accessed from Orchard Way, which links with the A3022 (Riviera Way) via Newton Road and provides direct access to the town centre; Paignton and Newton Abbot. The recent £110m investment in the Highway has reduced significantly travel times both locally and regionally.

Drive Times (mins):

Torquay Town Centre	7	Exeter (Jct 30 M5)	22
Penn Inn	6	Exeter Airport	27
Newton Abbot Station	8	Plymouth (Marsh Mills)	40



DESCRIPTION

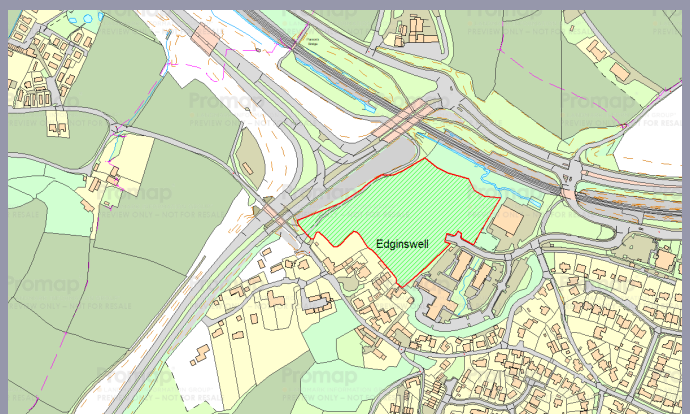
The site comprises 2.45 hectares (6.05 acres) of greenfield land. It is in a strategic gateway location to the north of Edginswell Business Park with a Vauxhall car showroom and office developments located on the adjacent sites. A new BMW car showroom is due to be constructed shortly close to the subject site on the former Coventry Farm Estate.

The site forms part of the Torquay Gateway (Edginswell) Future Growth Area and the land to the south and west is identified for large scale housing development, with ancillary services and provision including a new school. In addition, a new train station is proposed at Edginswell, within 5-10 minutes' walk of the site.

PLANNING

The Torbay Local Plan identifies the site as being part of the wider Torquay Gateway (Policy SDT3) which welcomes investment to deliver a range of uses such as employment space, leisure and local retail facilities to play a key role in contributing to the economic prosperity of Torbay. The site lies within the Edginswell Future Growth Area and new development here should support the delivery of employment generating uses. There is a history of permissions for a range of employment development uses on the site, which themselves provide some flexibility, acting as material considerations for the consideration of further development proposals (see P/2004/2118, P/2007/1743, P/2016/0955).

The site also benefits from an extant planning consent for an A1 bulky goods retail use which is in effect. The local planning policy development plan framework supports proposals which have the potential to take advantage of the highly connected position of the site, stimulate employment in the immediate area and be complimentary to the rest of Torquay, including the town centre.



EDGINSWELL BUSINESS PARK

TORQUAY DEVON TQ2 7FA



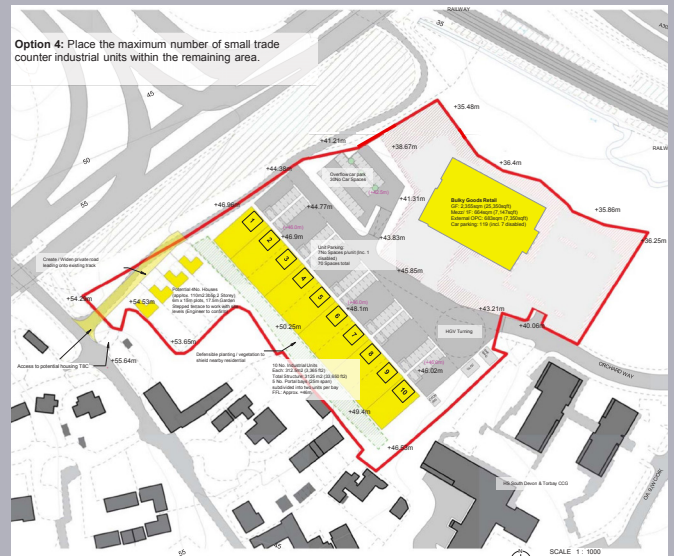
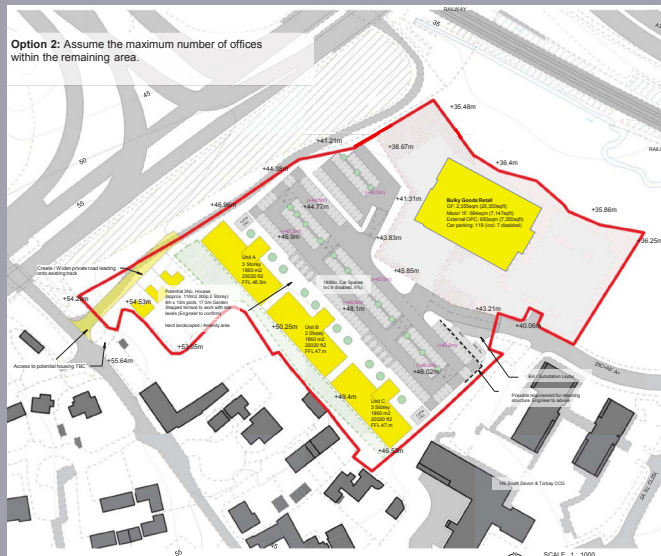
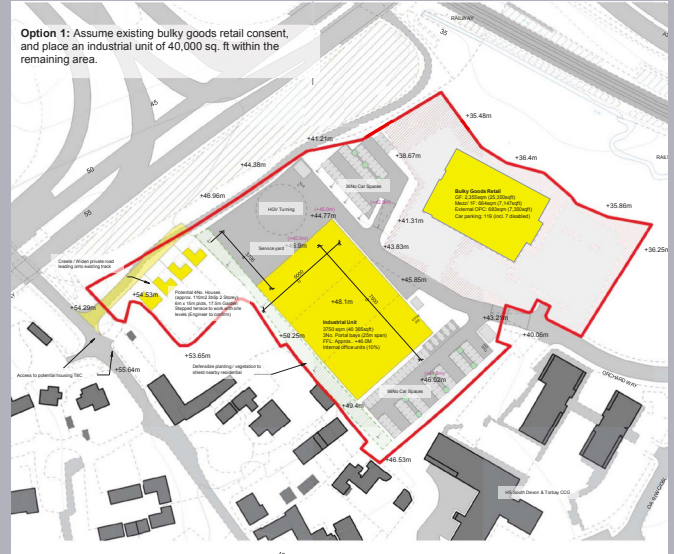
THE OPPORTUNITY

The site is available with vacant possession and is capable of sub-division into a number of plots or individual units. The following uses could be accommodated on the site:

- Trade Counter
- Roadside
- Leisure
- Self-Storage
- Industrial
- Distribution
- Offices
- Bulky Goods Retail

The landowner / developer will provide leasehold design and build packages to meet occupiers' specific requirements. The site is serviced and ready for development. Formal financial proposals can be prepared quickly (including rents, lease terms and programme) for occupiers' consideration. Please contact the marketing agents for further information.

The plans shown are purely indicative and indicate the flexibility of the site, its scale and potential layouts.



EDGINSWELL BUSINESS PARK

TORQUAY DEVON TQ2 7FA



01392 423 696

jll.co.uk/property

Further Information

TIM WESTERN

01392 429305

Email: tim.western@eu.jll.com

KYE DANIEL

01392 429307

Email: kye.daniel@eu.jll.com

Disclaimer: JLL for themselves and for the vendors or lessors of this property whose agents they are, give notice that:

- the particulars are set out as a general outline only for guidance and do not constitute, nor constitute part of, an offer or contract;
 - all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are believed to be correct, but any intending purchasers, tenants or third parties should not rely on them as statements or representations of fact but satisfy themselves that they are correct by inspection or otherwise;
 - no person in the employment of JLL has any authority to make or give any representation or warranty whatever in relation to the property; d.
- Any images may be computer generated. Any photographs show only certain parts of the property as they appeared at the time they were taken.