

# Torbay

BUSINESS  
PARK  
PHASE 6

# Driving Torbay's Future



Opportunity for high quality design & build Manufacturing & Distribution premises

A development by



[www.torbaybusinesspark.co.uk](http://www.torbaybusinesspark.co.uk)

Enterprise & Technology in Torbay



## Location

Torbay Business Park Phase 6 is a well located and popular business park where approximately 230,000 sq ft of industrial buildings have been constructed. The site is easily accessible offering good links to other towns in Torbay. The site is off Long Road, a popular commercial area with occupiers including South Devon College, Sutton Consumer Products, Riviera Housing Trust Ltd, South Devon Healthcare Trust and Crown Sports Lockers.

Torbay boasts a population of approximately 130,000 people and along with tourism the technology and education sectors feature heavily in the Torbay economy.

In November 2011 the government awarded £75 million towards the cost of the South Devon Link Road, connecting Torbay to Teignbridge and the M5. Works are to start in October 2012 with completion in December 2015.

## Description

Phase 6 is the latest development at Torbay Business Park and will offer up to 272,500 sq ft (25,320 sq m) of light industrial, manufacturing, distribution, research and development space in a range of unit sizes as a natural extension of Torbay Business Park. Set in a landscaped environment, bespoke, high quality design and build solutions will be available from 5,000 – 100,000 sq ft (464 – 9,290 sq m). The scheme will be located near by the new mixed use development White Rock Business Park which will consist of some 350 new homes and 10 hectares of serviced employment land.

## Terms & Tenure

Buildings are available on leasehold or freehold basis, with terms to be agreed. Please contact the joint agents for further information or a detailed proposal.

## Planning

Torbay Business Park Phase 6 proposes serviced development plots suitable for accommodating buildings that contain industrial, research and development and storage and distribution uses (use classes B1, B2 and B8). Full details can be found at <http://www.torbay.gov.uk/planningonline>

## Credentials

- High quality business environment
- An established and successful business park
- Good location for the distribution of product and labour
- Design and build options to meet occupiers specific requirements
- Developer with local experience and track record

## Drive Times

Town	Distance (m)	Time (mins)
Torquay	6	15
Newton Abbot	10	20
Exeter	25	40
Plymouth	31	45
Bristol	105	120



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## Links

[www.torbaybusinesspark.co.uk](http://www.torbaybusinesspark.co.uk)

[www.whiterockbusinesspark.co.uk](http://www.whiterockbusinesspark.co.uk)

[www.whiterockmasterplan.co.uk](http://www.whiterockmasterplan.co.uk)

[www.torbaydevelopmentagency.co.uk](http://www.torbaydevelopmentagency.co.uk)

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For further details contact the joint sole agents:



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