



**Former Elektron Site
Woodland Close
Torquay
Devon
TQ2 7AY**

**Large Commercial / Industrial Site with
Planning Consent for Redevelopment.**

**Existing Building 50,000 sq ft with c.
50 space car park.**

**Approx 1.4 Acre site with planning consent or demolition
and reconstruction of either:**

- **1x 18,000 sq ft industrial unit or**
- **1x 10,000 sq ft plus 1x 7,000 sq ft units**

LOCATION

Woodland Trading Estate is Torquay's largest and longest established industrial location.

The estate is located on the edge of Torquay, close to Torbay Hospital. The estate links with the A2033 Rivera Way and the A380, giving immediate dual carriage way access all the way to the M5 at Exeter (approximately 16 miles).

The location is ideal for businesses servicing the local community or further afield. Nearby occupiers on the estate include Interline Building Supplies, Tolchards Wine Wholesalers, B&Q, Hymid Multi-Shot Injection Moulding and Rabart Decorating Supplies.

DESCRIPTION

The existing property comprises a 1960's built manufacturing unit, with significant proportion of office space and a 50 space car park to the rear.

PROPOSAL

Our client is seeking interest for either:

- Outright freehold purchase of the site with Vacant Possession, or
- Occupation of part or all of the site on commercial leasehold terms.

PRICE

Price and rents to be agreed by negotiation and are available on application.

PLANNING

Planning has been granted for demolition of the existing building and construction of a single industrial block with access and parking or two industrial blocks with access and parking.

Please enquire with agents for documentation on planning.

TENURE

Available on a Freehold basis or to let (subject to use & terms).

LEGAL COSTS

Each party is to be responsible for the payment of their own legal costs.

VAT

All figures quoted are exclusive of VAT if applicable.

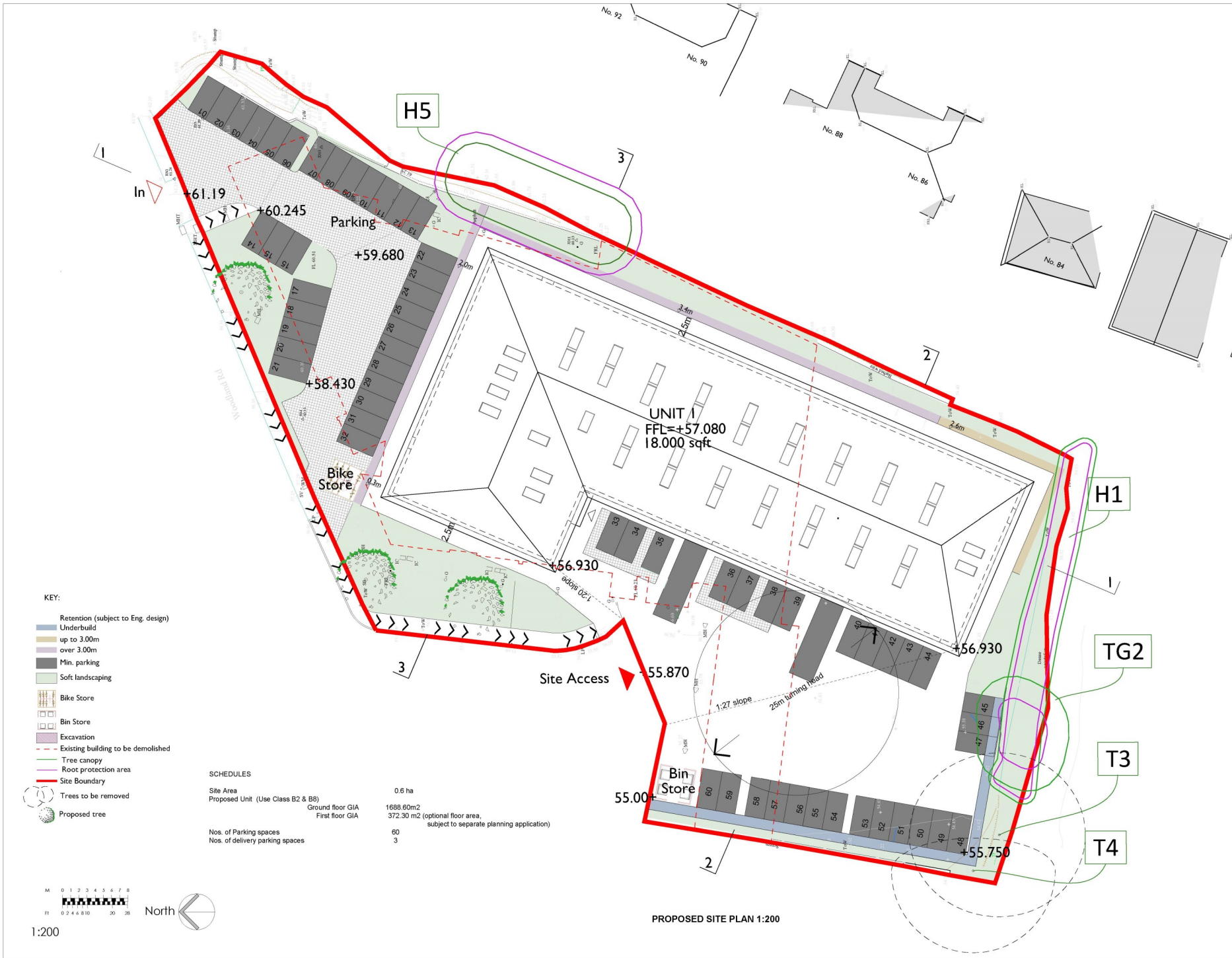
VIEWINGS

Viewings can be arranged through the Carter Jonas, 0117 922 1222, or our joint agents Bettesworths, 01803 12021

SUBJECT TO CONTRACT



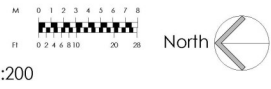
Preliminary Site Plan A: Single Unit



- KEY:**
- Retention (subject to Eng. design)
 - Underbuild
 - up to 3.00m
 - over 3.00m
 - Min. parking
 - Soft landscaping
 - Bike Store
 - Bin Store
 - Excavation
 - Existing building to be demolished
 - Tree canopy
 - Root protection area
 - Site Boundary
 - Trees to be removed
 - Proposed tree

SCHEDULES

Site Area	0.6 ha
Proposed Unit (Use Class B2 & B8)	
Ground floor GIA	1688.60m ²
First floor GIA	372.30 m ² (optional floor area, subject to separate planning application)
Nos. of Parking spaces	60
Nos. of delivery parking spaces	3



PROPOSED SITE PLAN 1:200

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contractors to check all dimensions on site and any discrepancies to be reported immediately to the architect. only figured dimensions are to be worked from except for profile work to timber details.

revisions:

drawing status:
PLANNING

project:
Proposed Single Industrial Unit
Woodlands Close, Torquay

drawing title:
Proposed Site Plan

scale:
1:200 @ A1

job no:
2407

date:
March 2021

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Preliminary Site Plan B: Two Units



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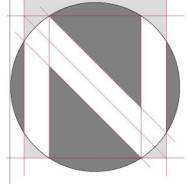
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revisions:

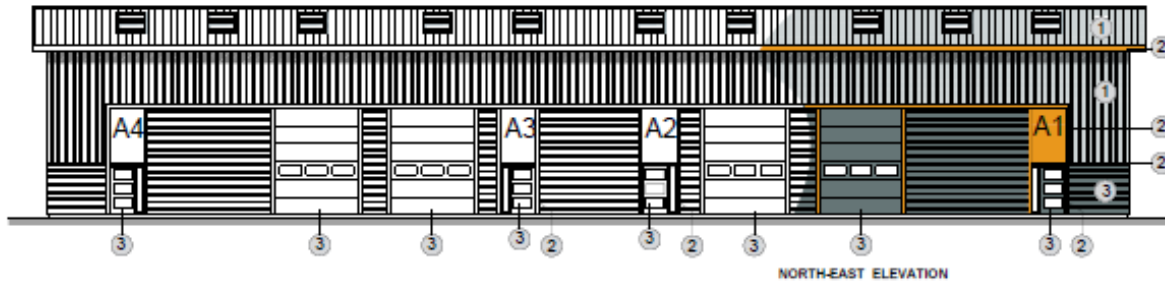
drawing status: **PLANNING**
project: Proposed Two Industrial Units Woodlands Close, Torquay

drawing title: Proposed Site Plan
scale: 1:200 @ A1
job no: 2407
date: March 2021
rev: P20

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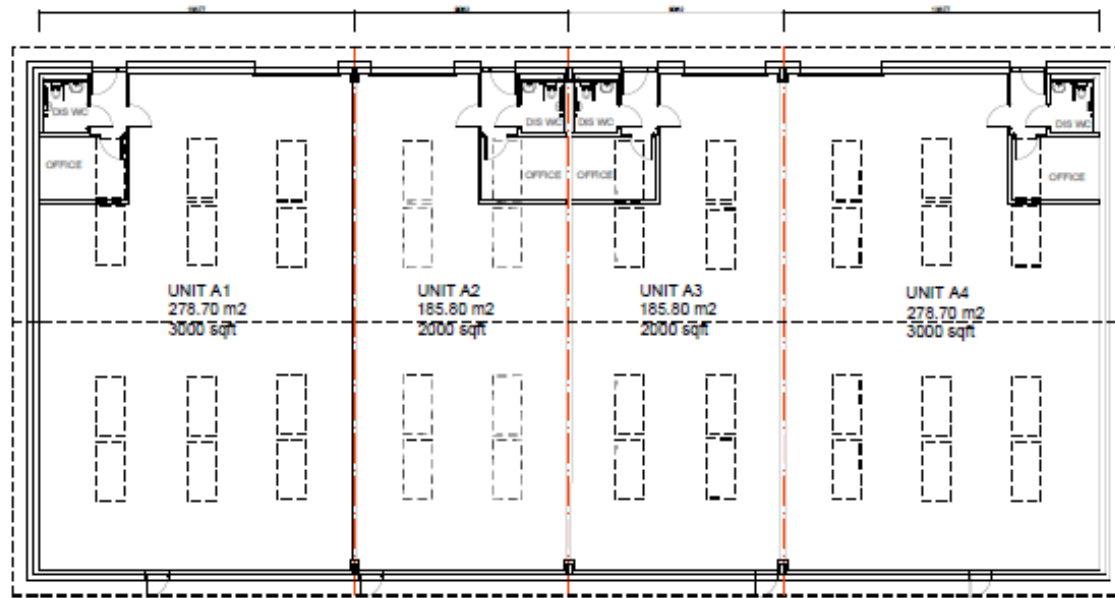
Proposed Elevations



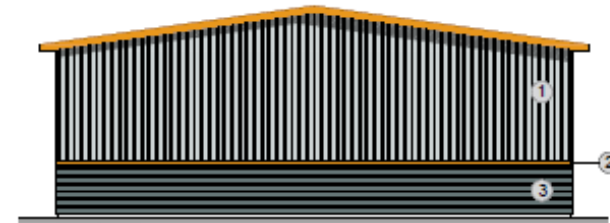
PROPOSED COLOUR PALETTE

- ① RAL 7035
- ② RAL 1028
- ③ RAL 7000

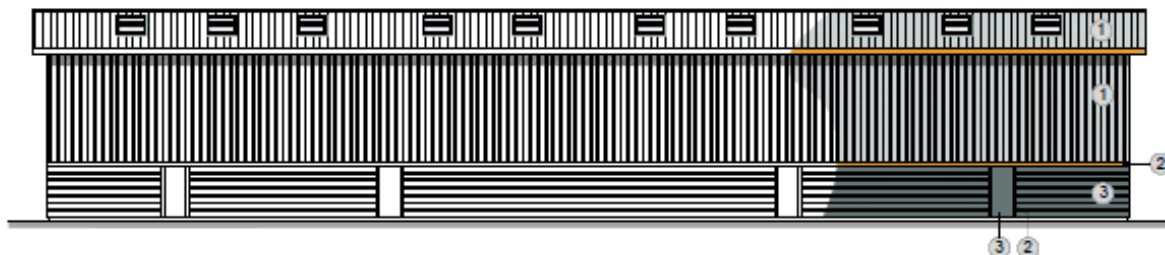
NORTH-EAST ELEVATION



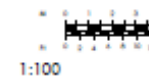
FLOOR PLAN 1:100



SOUTH-EAST AND NORTH-WEST ELEVATION



SOUTH-WEST ELEVATION



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 Contractors to check all dimensions on site and any discrepancies to be reported immediately to the architect only. Approximate dimensions are to be confirmed from contract documents and/or site visits.

Workflows:
 New, Amend, Review, Issue

Drawing status:
PLANNING

Project:
 Proposed Territorial Unit
 Newmarket Close, Torquay

Drawing title:
 Unit A
 Proposed floor plan
 and elevations

Scale:
 1:100 @ A1

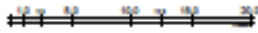
Job no:
 2407

Date:
 March 2021

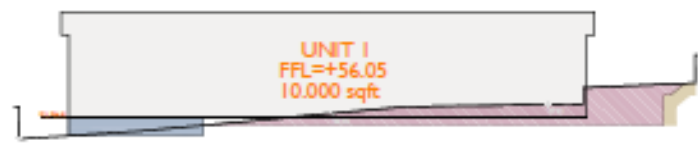
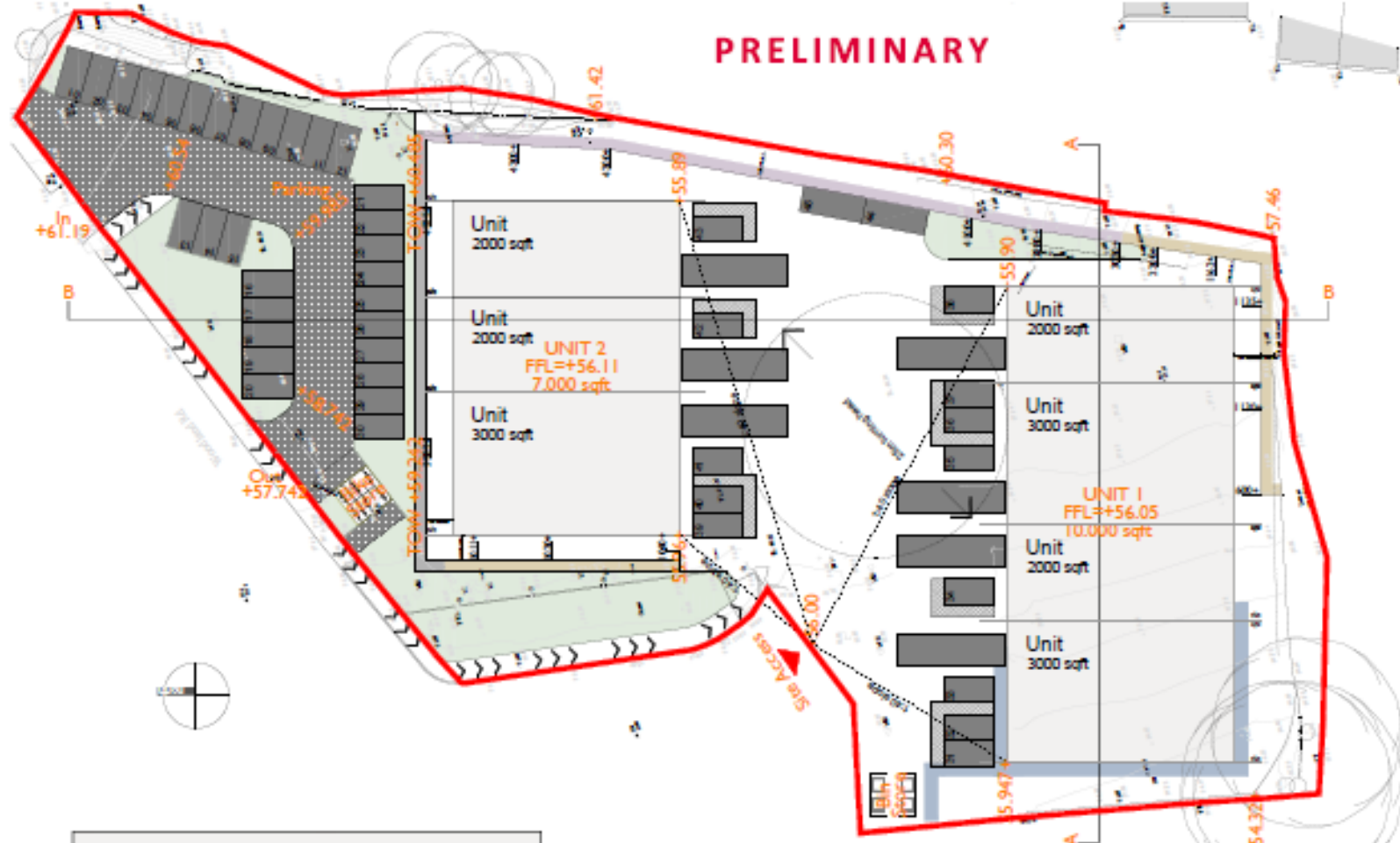
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NW: A

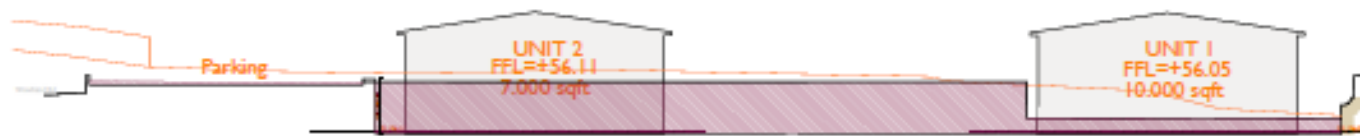
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PRELIMINARY



Section A-A



Section B-B

- Key:
- Underbuild
- Retention
- up to 2.00m
- over 2.00m
- Min. parking
- Site Store
- Bin Store
- Bin Store
- Gravitation
- Existing Ground
- Boundary Line
- Assumed Boundary

Proposed Industrial Development at Woodlands Close, Torquay

Proposed Site Plan and Site Sections
OPTION 1

2407

01

Feb 2020

1:200 A1

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For identification purposes only

FURTHER INFORMATION

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IMPORTANT INFORMATION

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JULY 2023

Carter Jonas