



Monk&Partners

TO LET



OPEN STORAGE YARD / COMMERCIAL LAND

69,703 SQ FT (6475.41 SQM) APPROX

Rent: £105,000 Per Annum

Yard / Open Storage Land At
Coventry Farm
Newton Road
Torquay
Devon
TQ2 7HX

- Prominent road frontage
- Suitable for a range of uses, subject to planning.
- 24/7 secure access
- Good connectivity to surrounding road network



YARD / OPEN STORAGE LAND AT , COVENTRY FARM, NEWTON ROAD, TORQUAY, DEVON, TQ2 7HX

A well-positioned open storage yard extending to approximately 69,703 sqft, located next to the established commercial units at Coventry Farm. The land can also be available to split the front and rear areas if required.

The site comprises a mix of hardstanding and compacted surfaces, making it suitable for a range of uses including open storage, containers, vehicle storage, vehicle sales, machinery, and general contractor yard operations, subject to planning.

The land benefits from two access points, allowing for easy circulation and suitability for larger vehicles including HGVs. With 24/7 access, the site is ideal for businesses requiring flexible operating hours.

Situation

Coventry Farm occupies a highly accessible position within a well-established commercial area. The site is located close to the A380 South Devon Highway, the main dual carriageway linking Torbay with Newton Abbot, Exeter and the M5 motorway, providing excellent regional connectivity.

Local road access is straightforward via surrounding arterial routes serving Torquay and Paignton. Nearby occupiers include ALDI, Costa Coffee and Devon Garden Machinery.

Accommodation

(All dimensions and areas are approximate)

	Sq Ft	Sq M
Land	69,703	6,475.41
TOTAL	69,703	6,475.41

Terms

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is £105,000.

Estate Charges

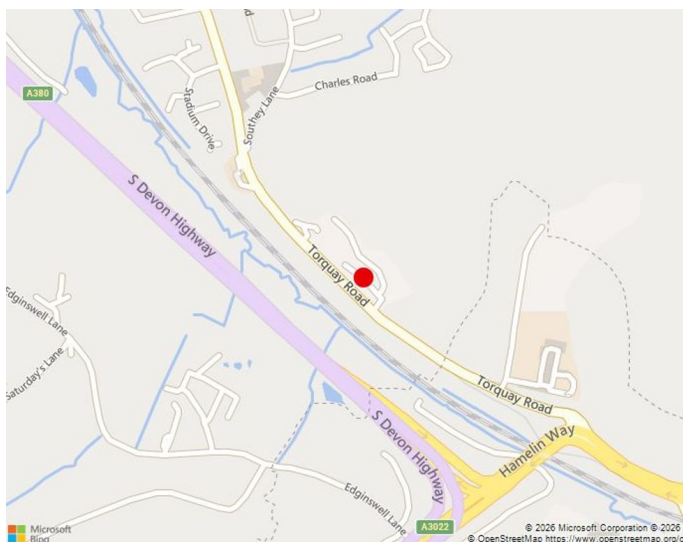
The site is subject to a service charge, service charge to be confirmed.

Legal Costs

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

Anti-Money Laundering

In line with The Money Laundering Regulations 2017, Monk and Partners are obligated to verify ID for all clients that are conducting property transactions through the Company. Prospective tenants are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises.



Viewing is strictly via prior appointment with the sole agent(s):

Kieran Milner
07851 766445
kieran@monkandpartners.co.uk