



BRAND NEW INDUSTRIAL UNITS

Units 4 & 5 Trevol Court, Torpoint, Cornwall PL11 2TB

Summary

- New FRI Lease available on both or individually
- Brand new Industrial B2 and B8 units in Rame Peninsula
- High Eaves and High Roller Shutters

Location

Torpoint is a town on the west bank of the River Tamar in Cornwall which, along with the nearby town of Saltash, forms part of the Plymouth conurbation, to the immediate South-west of the City. The coast here is known as the Rame Peninsula and is linked to the City via a regular car ferry service as well as the A374 (formerly the A38) as well as the A38 dual carriageway and Tamar Bridge at Saltash.

Trevol Court occupies an elevated position to the west of Torpoint, off one of two main access roads. Fisguard Way is a private looped road off Trevol Road, forming a partly completed business park, in multiple ownership, comprising a mixture of modern hybrid industrial units and older former MOD buildings. It is occupied by a range of largely independent businesses, including Essential Supplies, AMS fabrication, Motor Trade users and plumbers' merchants.

Description

- Uniform floor loading – 40 KN/m²
- Electric Roller Shutter Door
- Minimum Eaves 6.0m
- BT Broadband connectivity
- Parking
- Bicycle storage

Accommodation

	m ²	ft ²
Unit 4	182	1,959
Unit 5	93	996



Unit 4



Unit 5



Unit 4



Unit 5

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Energy Performance

To be assessed.

Terms of Availability (subject to contract)

The units are available on new FRI lease terms from June 2023.

Rates between £8-10 per sqft +VAT

Services

Mains Water, 3-phase Electricity and Drainage are available to the property.

Business Rates

Rateable Value (2023): £To be assessed

UBR multiplier 2022/23: 51.2p in the £

Planning / Use

The units are suited to uses falling within classes B2 (general industrial) & B8 (warehousing distribution). Motor use will be excluded.
The local planning authority is Cornwall County Council.

Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

Viewing

To arrange inspection and for further information please contact us on: (01752) 222135 or email us: enquiries@listers.uk.com

www.listers.uk.com

