Trevol Court, Torpoint, Cornwall For Sale/To Let 10 New Industrial Units from 92.5m<sup>2</sup> (996ft<sup>2</sup>) - 182m<sup>2</sup> (1959ft<sup>2</sup>)



# Trevol Court, Torpoint, Cornwall, PL11 2TB

### Location and Description

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.

The proposed development will comprise three phases, the initial phase comprising two terraces of 5 units of differing sizes, with 36 parking spaces, loading/unloading aprons and communal bicycle storage area.

Services	– Mains water, mains drainage and 3-phase electricity are connected to the property.				
Specífication	<ul> <li>Uniform floor loading – 40 KN/m2</li> <li>Electric Roller Shutter Door</li> <li>BT Broadband connectivity</li> <li>Minimum Eaves 6.0m</li> <li>LED drop-lighting will be fitted to each unit</li> <li>Bicycle storage</li> </ul>				
Planning/Use-	B2 (general industrial) & B8 (warehousing/distribution) uses permitted. Motor use will be excluded.				
Tenure-	Long Leasehold: 999 years (peppercorn ground rent).				
Terms of Availability -	Available for reservation now, subject to contract and other terms. Reservation fee of £1,000 + VAT. Unit 6 & 7 are available to rent together or separately, under a new FR&I lease, subject to contract. Completion 2022.				
Energy Performance -	The development is currently under construction and does not require EPCs.				
Viewing-	To arrange a site visit and for further information, please contact Listers on 01752 222135 or William Lean 01752 228800.				

In line with The Money Laundering Regulations 2007, the Joint Agents are obligated to verify identification for all clients and customers conducting property transactions through the Company.

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Registered in England Company Number: 8473324 VAT no: 159 0357 01















# Trevol Court, Torpoint, Cornwall, PL112TB

## Site Plan and Availability



Unit	Plot	m²	Ft <sup>2</sup>	Sale Price	Rental price
1	Southern	92.5	996	UNDER OFFER	UNDER OFFER
2	Southern	90	969	UNDER OFFER	UNDER OFFER
3	Southern	182	1959	£275,000	£20,000pa
4	Southern	182	1959	SOLD	UNDER OFFER
5	Southern	92.5	996	SOLD	UNDER OFFER
6	Northern	92.5	996	SOLD	-
7	Northern	182	1959	SOLD	-
8	Northern	182	1959	£250,000	£20,000pa
9	Northern	90	969	SOLD	-
10	Northern	92.5	996	SOLD	-

Availability and Prices correct at time of issue. VAT is applicable. Please check availability prior to making a journey to inspect or reserve.

#### Parsonage Developments Limited

Parsonage Developments Limited are experienced developers with a track record for delivering industrial and residential developments since 1989.

