



**1 DOLPHIN COURT, TREVOL BUSINESS PARK, TORPOINT, PL11 2TB**

**TO LET £12,000**

**Listers**  
~ PROPERTY CONSULTANTS



### 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 and the A374 (formerly the A38) as well as the A38 dual carriageway and Tamar Bridge, at Saltash.

### DESCRIPTION:

The premises comprise a modern, end of terrace industrial unit of steel frame construction under a mono pitch roof with profile steel clad elevations and a mezzanine first floor (height under mezzanine: 2.57m).

A first floor office has been fitted, with carpet tiling, fluorescent lighting and ground floor DDA-compliant WC and tea point. Goods access is via a manual roller shutter door (5m high x 3m). Three phase power is supplied.

Externally there is parking for approximately 4 cars.

### ACCOMMODATION:

Ground Floor:	93.5sqm	(1,006sq.ft)
First Floor:	64sqm	(692sq.ft)
TOTAL:	158sq.m	(1,698sq.ft)



### PLANNING / USE:

The established use is *storage and distribution*. Other uses falling within Class B8 or Class E of the Use Classes Order will be considered.

### LEASE TERMS:

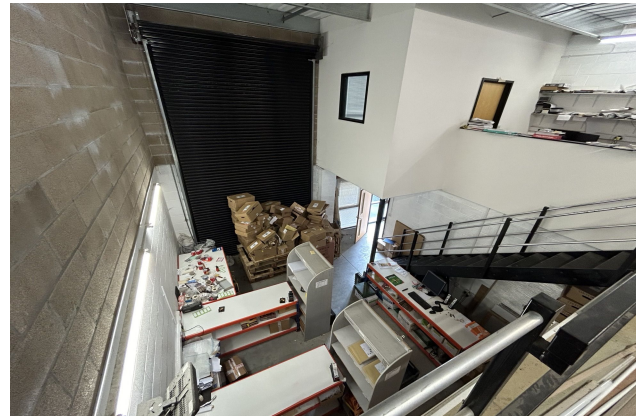
The property is available from TO LET on a new lease on flexible tenant's FR&I terms, subject to early surrender of the current tenant's lease. An initial annual rent of **£12,000pa + VAT** + a modest estate charge is levied for the upkeep of external common parts is sought.

### LEGAL COSTS:

Each party is to bear their own.

### BUSINESS RATES:

We refer you to the government website: [www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search)  
The (2023 assessment) Rateable Value is **£8,500**.  
To find out how much business rates will be payable annually there is a business rates estimator service via the website.



### ENERGY PERFORMANCE CERTIFICATE:

The Energy Performance Rating for this property is C (68).

### VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

**Gareth Forrest** or  
**Ifan Rhys-Jones** on 01752 222135

Email: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)





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