



9 & 10 TREVOL COURT, TREVOL BUSINESS PARK, TORPOINT, PL11 2TB

TO LET FROM £8,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Trevol Business Park occupies an elevated position to the west of Torpoint, off one of two main access roads. Fisguard Way is the private looped road off Trevol Road, forming a partly developed business park, in multiple ownership, comprising a mixture of modern hybrid industrial units and older former MOD buildings. Trevol Court comprises a development of 10 new units. Torpoint is linked to the City of Plymouth via a regular car ferry service and the A374 (formerly the A38) as well as the A38 dual carriageway via the Tamar Bridge at Saltash. Other occupiers include a range of independent businesses, including Essential Supplies, AMS fabrication, Motor Trade users and plumbers' merchants.

DESCRIPTION:

Two new industrial units which can be occupied together or separately and come with a minimum eaves height of 6m, uniform floor loading 40 KN/m2, electric roller shutter door, BT Broadband connectivity, allocated parking for two vehicles plus loading apron & disabled space and bike storage.

Restrictive covenants: NO MOTOR USE PERMITTED.

SCHEDULE OF ACCOMMODATION:

Area	sq.ft	sq.m
Unit 9	969	90
Unit 10	996	93
Total	1,965	183

SERVICE CHARGE:

A service charge will be levied: £To be confirmed.



LEASE TERMS:

The units are available together or separately on new FRI lease terms from £8,000pa +VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: <https://www.gov.uk/find-business-rates> which shows that the current rateable value is: Unit 9-£5600 / Unit 10-£5700. To find out how much business rates will be payable there is a business rates estimator service via the website.
Up to 100% small business rates relief may be available.

ENERGY PERFORMANCE CERTIFICATE:

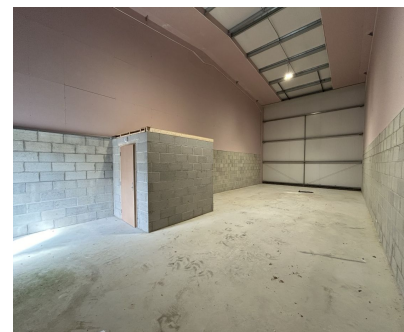
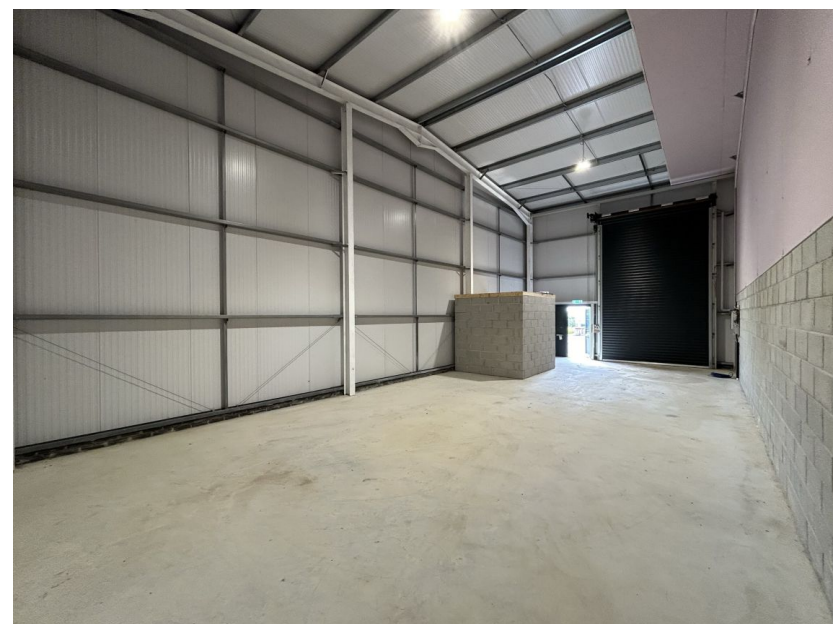
Not applicable due to being a bare warehouse consuming no heat/cooling energy.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-
Leigh Robinson

01752 222135

Email enquiries@listers.uk.com



AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is Mansion House, Princes Street, Truro TR1 2RF. VAT Registration No.159 0357 01