

# TREVOL COURT

TORPOINT, PL11 2FA



Sanderson  
Weatherall

# FOR SALE



## DESCRIPTION

Trevol Court comprises a new development of light industrial / warehouse units of two 'blocks' of five units.

The site benefits from 36 parking spaces, communal bike storage and good circulation..

The specification of the units includes: -

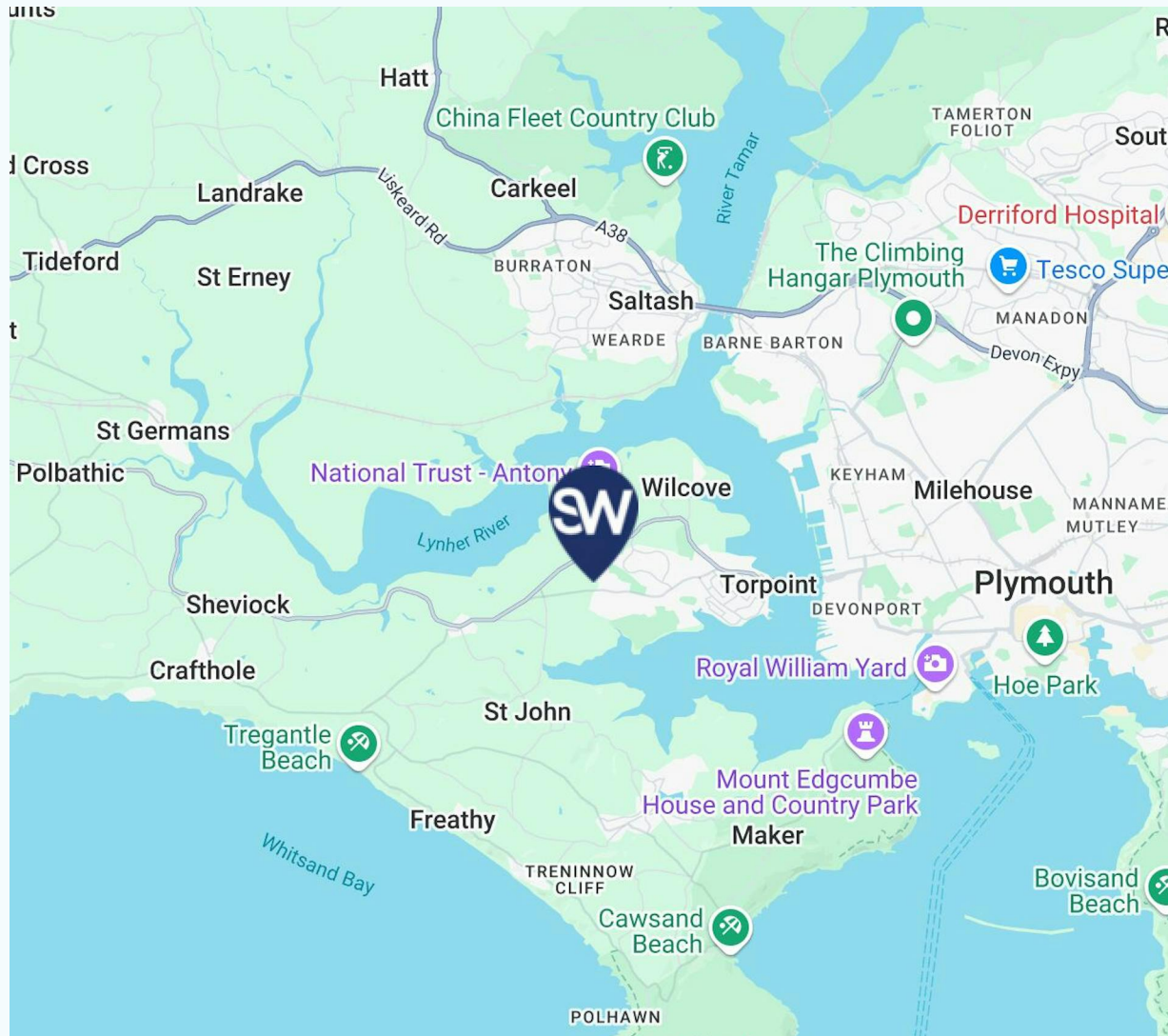
- 182m<sup>2</sup> (1960ft<sup>2</sup>)
- Mains water, mains drainage and 3-phase electricity are connected.
- 6m eaves height
- Electric roller shutter doors
- Power floated concrete floors with 40KN/m<sup>2</sup> loading.

## KEY FEATURES

- Two Units 1960sqft remaining
- Long Leasehold interest
- 36 parking spaces on site
- B2 and B8 Use - NO MOTOR TRADE



# LOCATION



Trevol Business Park is a well-established industrial estate, situated on the northwest side of Torpoint in Southeast Cornwall. The estate lies immediately opposite HMS Raleigh, the Royal Navy's main cadet training establishment.

Trevol is just over 1½ miles from the Torpoint ferry terminal linking to the City of Plymouth, and with access to the A374 links westward into Cornwall and around to Saltash and the A38.

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,

# GALLERY



# ACCOMMODATION



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Name	sq ft	sq m	Availability
Unit - 3	1,960	182.09	Available
Unit - 8	1,960	182.09	Available
<b>Total</b>	<b>3,920</b>	<b>364.18</b>	

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# MORE DETAILS



## PRICE

Unit 3 - OIRO - £200,000

Unit 8 - OIRO - £210,000

## BUSINESS RATES

Rates Payable: To be assessed

## VAT

Applicable

## LEGAL FEES

Each party to bear their own costs

## TERMS

Dipsoal of Long Leasehold interest - 999 years (peppercorn ground rent)

## ADDITIONAL INFORMATION

For further information or to arrange a viewing please contact



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