



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

TO LET FROM £9,000pa

Listers
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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 £9,000pa +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



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