



TO LET

UNIT 23,
TREVOL BUSINESS PARK,
TREVOL ROAD,
TORPOINT,
CORNWALL PL11 2TB

INTERNAL AREA
279.45 SQ M
3,008 SQ FT

SUMMARY

- Purpose-built, mid-terrace, high quality B1/B8 premises
- Suitable for a wide range of employment purposes
- BREEAM Very Good specification
- 5.6 m eaves, rising to 6.25m
- Goods delivery door access



Commercial
Property and
Development
Consultants

Tel 01752 228800

www.williamlean.com

LOCATION

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

The Business Park is just over one and a half miles from the Torpoint Ferry terminal which links to the city of Plymouth and with the A374 links westward into Cornwall and around to Saltash and the A38.

DESCRIPTION

The terrace is of steel frame construction under a monopitch profile insulated steel sheet roof and wall claddings with dense block-work party walls and reinforced, dust-free, concrete floor.

FEATURES INCLUDE

- Personnel entrance door leading into the office area from the front terrace.
- Disable access WC and male/female WC in office area.
- Windows at front elevation at ground and first floor levels with high level windows to rear.

- Galvanised steel powered roller shutter goods access door from the rear courtyard.
- Ample number of parking spaces.

ACCOMMODATION

The building measures 21m x 13.3m approximately and comprises a Gross Internal Area (ground floor) of:

279.45 sq m 3,008 sq ft

Including Office

28.50 sq m 306 sq ft

SERVICES

Mains Electricity (including 3 phase), Gas, Water and Drainage services are connected to the premises. No services have been tested. .

BUSINESS RATES

The premises are currently assessed as gymnasium and premises with a Rateable Value of £11,250.

Occupiers may be entitled to 100% rate relief but should make their own enquiries via Cornwall Council.

ENERGY PERFORMANCE CERTIFICATE

The building has an EPC rating within Band D and a score of 91.

PROPOSAL

The property is available by way of a new lease for five years on equivalent full repairing and insuring terms.

RENT

The commencing rent will be £16,500 per annum exclusive payable quarterly in advance.

SERVICE CHARGES

There will be a quarterly service charge payment towards the costs of management of the Business Park including Buildings Insurance, external repairs and maintenance and landscaping.

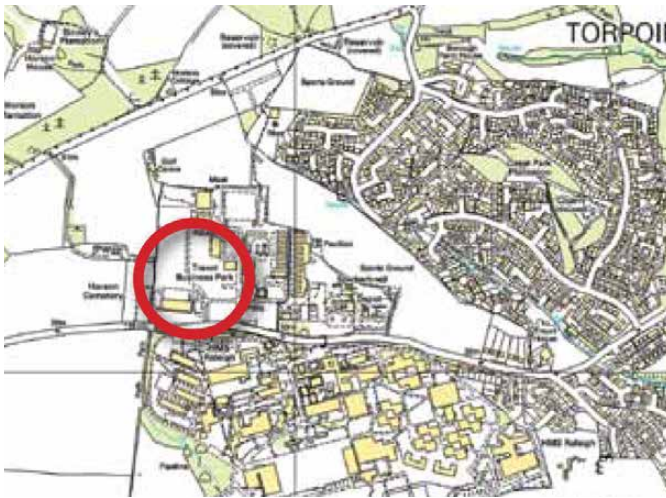
LEGAL COSTS

The ingoing tenant will be responsible for both parties' legal and professional fees incurred in the transaction.

VAT

All figures quoted are exclusive of VAT which will be charged.

LOCATION



VIEWING & FURTHER INFORMATION

By appointment with the Joint Agents. Contact:



Contact William Lean

M: 07711 626028

E: info@williamlean.com



Contact Chris Ryland

M: 07917 276772

E: chrisryland@sccplymouth.co.uk

William Lean and SCC support the aims and objectives of the Code for Leasing Business Premises in England and Wales 2007 which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to www.leasingbusinesspremises.co.uk for further information.

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