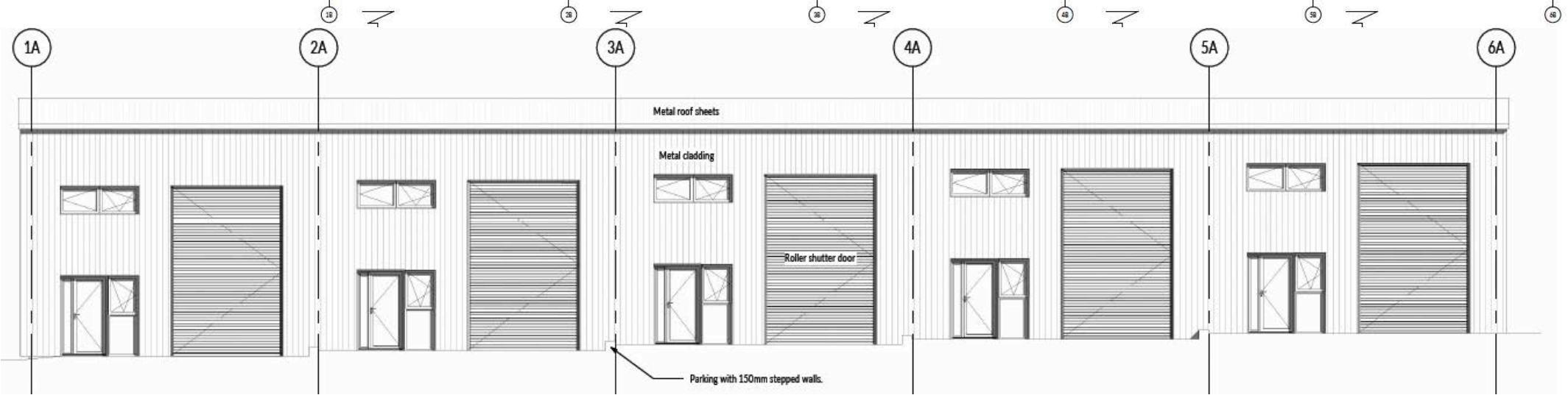
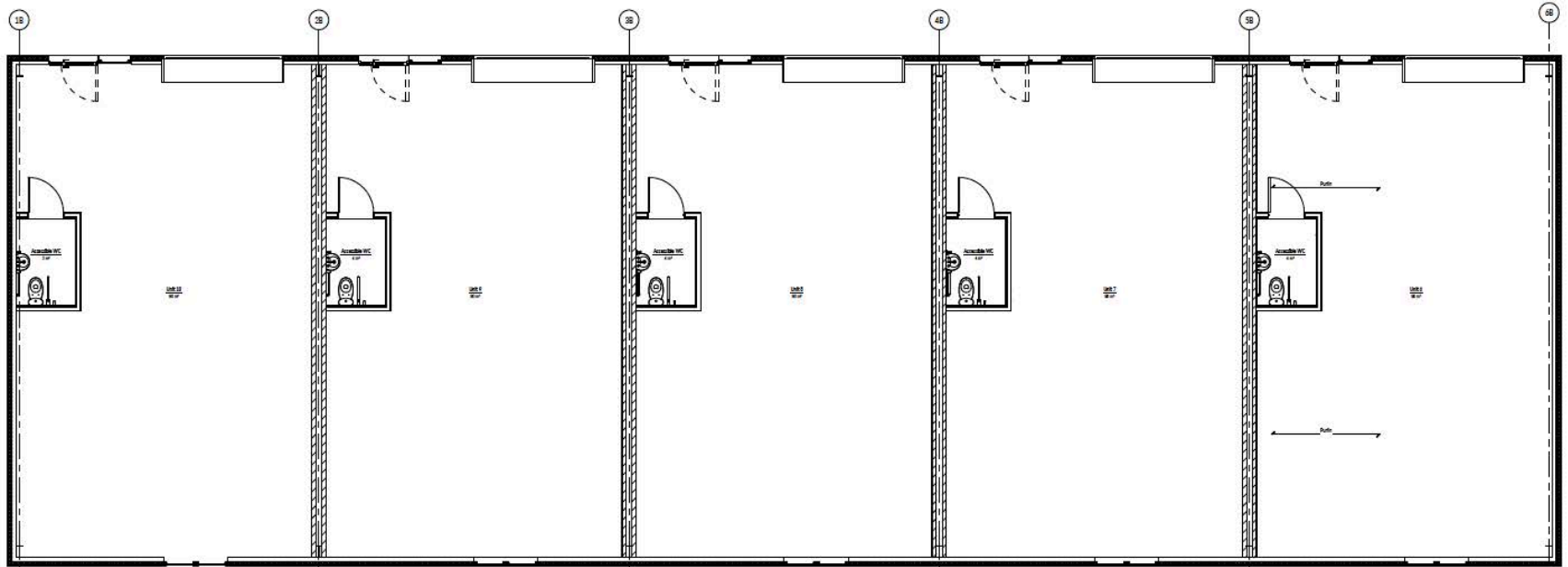


E & R HOLDINGS
(S W) L T D



To Let

From £ 14,950 pax

New units at Trevol Business Park,
Torpoint, PL11 2TB

89 sqm / 958 sqft

Summary

- New build units 89 sq m (958 sq ft)
- Available early 2027
- Immediate access onto the A374
- Units available individually or can be combined
- Pre-lets available now to secure units during construction phase

Location:

E&R Holdings (SW) are building 10 bespoke units, in 2 rows of 5, in the centre of Trevol Business Park, with excellent access to Trevol Road and the A374, making getting to and from our units a breeze. Located to the west of Torpoint, Trevol Business Park has easy access to Plymouth via a regular ferry service and direct link to the A38 for easy access to the rest of Devon & Cornwall.

Ideal for workers commuting from either side of the area by car or public transport, or for businesses looking for an operations hub they can send employees out from, covering the Devon and Cornwall area.

Description:

The estate will consist of two sets of 5 units, facing each other, with a car park shared between the two, located at the end of the access road. The units will be completed to a shell specification unless otherwise agreed, and are available individually or can be combined upon request should clients be interested in multiple units. They'll come with solar panels to help keep their carbon footprint to a minimum and we're currently working in conjunction with local internet provider Wildanet to ensure access to the very latest Fibre Broadband infrastructure.

Accommodation:

Sizes and images are approximate and for indicative purposes only, they may be liable to change as plans are finalised.

	sq m	sq ft	Rent (pax)
Building A			
Unit 1	89	958	£ 14,950
Unit 2	89	958	£ 14,950
Unit 3	89	958	£ 14,950
Unit 4	89	958	£ 14,950
Unit 5	89	958	£ 14,950
Total	445	4790	
Building B			
Unit 6	89	958	£ 14,950
Unit 7	89	958	£ 14,950
Unit 8	89	958	£ 14,950
Unit 9	89	958	£ 14,950
Unit 10	89	958	£ 14,950
Total	445	4790	

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Service charge:

A service charge will be levied for the upkeep and maintenance of the common parts of the estate.

Services:

We understand that mains electricity, water and drainage will be connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

Security:

Full CCTV coverage to the entire development will be provided.

EPC:

To be assessed following completion of the build.

Planning:

Planning permission has been granted under application no PA26/01485. Please see the Cornwall Council website for more information.

Business rates:

To be assessed following completion of the build.

Terms:

The units are available individually, or combined, by way of new full repairing and insuring leases for a minimum term of 5 years.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

The property has been elected for VAT and will therefore be payable on all outgoing.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing, please contact us directly via details listed on this information sheet.



CONTACT US

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