



FOR SALE

OR MAY LET

On the instructions
of HHL & PPL

Units 3a & 3b
Trevol Business Park
Torpoint, PL11 2TB

Summary

3a =	200.85 sq m	2,162 sq ft
3b =	286.35 sq m	3,082 sq ft

- Light industrial / warehouse units
- Established and sought after business park
- Suitable for motor trade
- 3 phase electric supply
- Available as a whole or as 2 separate units

**William
Lean**

Commercial
Property and
Development
Consultants

Tel 01752 228800
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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 1.5 miles from the Torpoint Ferry terminal linking to the City of Plymouth and, with the A374, links westward into Cornwall and around to Saltash and the A38.

Unit 3 is situated in the central part of the Business Park next door to the Iceberg factory building.

Description

Unit 3 is a triple span terrace building of lightweight metal roof truss construction supporting an insulated profile steel sheet cladding (incorporating translucent daylight panels) with cavity brick and block elevations including an outer-skin of profile steel sheet cladding. The floor is concrete. The building has been divided internally to form two units.

Unit 3a comprises a small office and showroom area within the central bay part of the building, with main workshop being the full length of the northern bay. The central part is accessed from the east side via pedestrian door and a small roller shutter door. The main part has a powered roller door access on the western elevation.

Unit 3b comprises a large part of the central bay of the building and the full length of the southern bay. The central part is accessed from the western end via timber hinged double doors leading into the main workshop. There is a personnel entrance door to the southern bay to access the office areas and a pair of timber doors close to the eastern end for access to a secondary workshop area.

Accommodation

Each part of the building has Gross Internal Area (ground floor) as:-

3a	200.85 sq m (2,162 sq ft)
3b	286.35 sq m (3,082 sq ft)

The internal accommodation is arranged as:

3a	Middle bay - office	14.80 sq m	160 sq ft
	Showroom	37.52	403
	North bay workshop	148.53	1,598
	Inc WCs Mezzanine	14.78	160
3b	Middle bay - workshop	139.64 sq m	1,503 sq ft
	End bay - workshop	56.83	612
	Office & store	36.45	392
	General Office	18.62	200
	Reception office	17.50	188
	Kitchen	7.62	82
	Male & Female WCs		

Externally vehicular access is a one-way system around the building from the north side, around the west end and leaving past the south elevation. There is an off-street parking area on the north side for use by unit 3a and extensive parking area to the west and south for the use of unit 3b.

Services

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

Business Rates

The premises are currently assessed as;

3a	Workshop & premises with a Rateable Value of £12,000
3b	Workshop, offices & premises with a Rateable Value of £18,500 (both assessments April 2023)

Energy Performance Certificate

3a has an EPC rating within Band E and a score of 125, valid until February 2028.

3b has an EPC rating within Band E and a score of 121, valid until January 2028.

The vendor has commissioned a report from Bailey Partnership that outlines how it may be possible to improve the EPC rating to Band B. (A copy is available on request).

This includes changing the lighting to LED (now completed) and adding further insulation to the external metal cladding.

Proposal

The property as a whole is available for sale, freehold, with vacant possession. Offers are invited in excess of £325,000 plus VAT which shows a value of £61.97 per sq ft.

Or each existing unit is available by way of a 999 year Lease at a peppercorn ground rent at individual prices of;

Unit 3a -	£145,000 (£67.06 per sq ft)
Unit 3b -	£200,000 (£64.89 per sq ft)

Alternatively, consideration will be given to letting the whole or each part by way of a new lease for 5 years on equivalent full repairing and insuring terms. The landlord will be responsible for external repairs and maintenance and buildings insurance and recovers the cost through service charge payable quarterly in advance.

Rent

On application to the Agents.

Legal Costs

Each side will be responsible for their own legal costs.

Money Laundering Regulations

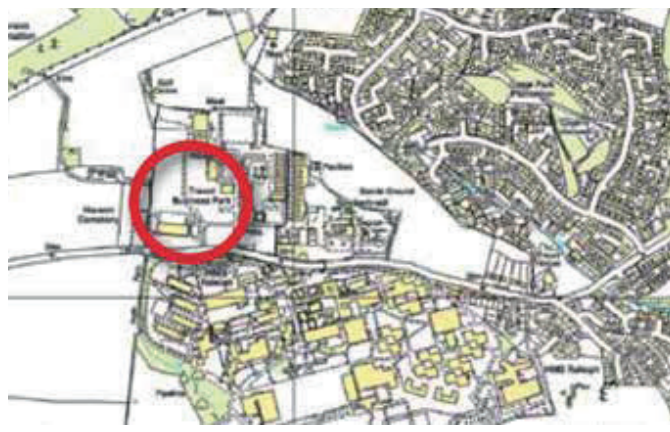
Under the Money Laundering Regulations 2017, the Agents will require any purchaser or incoming tenant to provide proof of identity and address prior to completion.

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.

VAT

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



Viewing and Further Information
Strictly through the Joint Agents.
Please contact:



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Subject to Contract – The particulars are set out as a general outline only for the guidance of intending lessees and do not constitute, nor constitute part of, an offer or contract. All descriptions, dimensions, references to conditions and necessary permission for use and occupation and other details are given without responsibility and any intending tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.