



For SALE

**Talbot Hall, Trevol Business Park,
Torpoint, PL11 2TB**

Summary

1,020 sq m (11,000 sq ft)

- Site area approx... 0.64 Hectares (1.6 acres)
- Light industrial / warehouse unit- most recently used for food processing
- Established and sought after business park
- Suitable for wide variety of uses
- 3 phase electric supply
- Redevelopment potential

**William
Lean**

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 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.

Talbot Hall is situated in the central part of the Business Park and towards the rear of the Estate, and is highly visible.

Description

The building is of portal frame construction with cavity brick or rendered blockwork infill panel elevations, under a pitched felt and chippings covered roof. There is a side extension under a mono-pitch profile steel sheet clad roof covering. This part currently houses two in-situ cold store areas.

The site is fully fenced and has two main entrance gates to the yard area. The "upper" gate provides access to the main building and parking area. The "lower" gate provides access to the main delivery yard – where there is raised dock access to the cold store level.

Internally, the building has a reception office at ground floor with stairs up to first floor main general office with private office. Windows at this upper level provide viewing to the main factory floor area. Also at ground floor near the entrance are male and female WCs.

Behind the reception office is the main factory floor. This benefits from roller door access on both the west side and the east side of the building, including the cold store rooms. At the southern end is a large storage area.

There is a lower ground floor area at the rear (southern end) of the building accessed by two stairways. To one side is the staff kitchen /rest area and WCs and plant room. To the other is a changing room area and WCs, plus undercroft storage area and further plant room.

Accommodation

The building has Gross Internal Area as:-

Ground floor

Main production area **671.2 Sq m 7,225 sq ft**
Side area cold stores **182.7 Sq m 1,996 sq ft**

Lower ground floor **92.0 Sq m 990 sq ft**

First floor offices **74.1 Sq m 798 sq ft**
(net internal)

Total **1,020 Sq.m 11,000 sq ft**

Services

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

Business Rates

The premises are currently assessed as; Factory & premises with a Rateable Value of £43,750.

Energy Performance Certificate

The building has a current Energy Rating within Band D (score of 95) and is valid until June 2035.

Proposal

The property as a whole is available for sale, freehold, with vacant possession. Offers are invited in the region of £495,000 plus VAT.

Alternatively, consideration may be given to letting the whole on terms to be negotiated.

Legal Costs

Each side will be responsible for their own legal costs.

Money Laundering Regulations

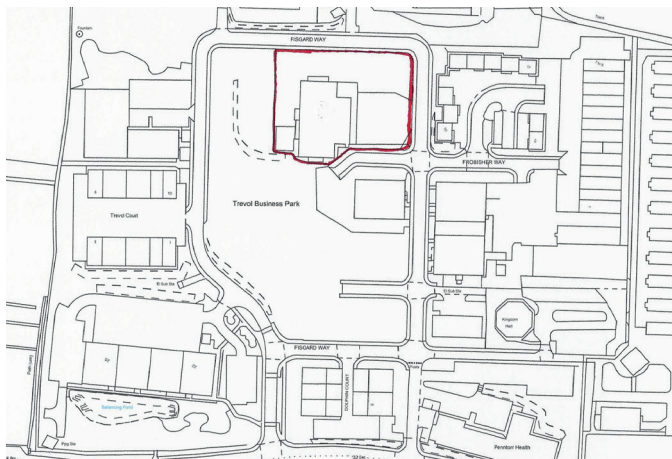
Under the Money Laundering Regulations 2017, the Agents will require any purchaser or incoming tenant to provide proof of identity and address prior to completion.

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 Sole Agent.
Please contact:



Contact
William Lean
M: 07711 626028 E: info@williamlean.com
Martin Wiseman
M: 07421 238784 E: martin@williamlean.com