

HUDSON & Co.

NEW

WORKSHOP/ WAREHOUSE SOUTH HAMS

130.00 sq. m 1,399 sq. ft

With Half Mezzanine: 65.00 sq. m 700 sq. ft



***UNIT 18 – 19 Torr Trade Park, Nr Kingsbridge,
Devon TQ9 7QQ***

****Popular Trading Estate between Kingsbridge & Totnes****

****Well specified unit with good sized apron for loading & parking
plus 4 dedicated parking spaces****

****B1 B2 and B8 consent to suit the widest possible variety of uses ****

****Convenient Location only 8 min's drive from Kingsbridge****

****Completed July 2016****

FOR SALE

01392 477497

UNITS 18 - 19 Torr Trade Park, Nr Kingsbridge, TQ9 7QQ

LOCATION:

Torr Trade Park is located on the popular Torr Quarry Estate which is situated on the A381 Kingsbridge (3.5 miles) to Totnes (10.8 miles) road in the heart of the South Hams. Adjoining occupiers include Bonwitco Boats, Nicholas Rowell Transport and the Devon County Council Recycling Centre.

DESCRIPTION:

An exciting new development of 25 industrial units, arranged in 5 buildings, designed with maximum flexibility, to allow a multitude of combinations of floorspace.

Incorporating the latest Building Reg's, Unit 18 – 19 is a double unit of steel portal frame construction, with block-work walls and fully insulated composite steel profile cladding (Olive Green) to the elevations (80mm) and roof (115mm) with ample daylighting via translucent roof lights (North facing / bay). Flashings are black in colour giving a smart finish to the elevations.

Internally the accommodation is designed with an eaves height of 4.6 metres and comprises of 2 x 5 metre width bays with a depth of 13 metres providing an area of **65 sq. m 700 sq. ft / bay** and a total Ground Floor area of **130 sq. m 1,399 sq. ft** with a half mezzanine across the back of the unit. There are 4 dedicated parking spaces in addition to the areas of parking to the loading aprons.



SERVICES: The unit is finished in shell with capped-off services (including a 3 phase electricity supply) to suit a particular requirement. Alternatively, our clients can fit out a unit subject to agreement on cost.

RATES: To be assessed.

PLANNING: The proposed planning uses of the development come under the B1, B2 (Light and General Industrial Uses) and B8 (Storage & Warehousing Uses) classification of the Town & Country Planning Use Classes Order. Prospective occupiers should address any planning enquiries to the local planning authority, South Hams District Council in Totnes, *Tel: 01803 861234*.

TERMS: The unit is available For Sale. Guideprice: £195,000

LEGAL COSTS: Each party to bear their own legal costs.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the agents:

HUDSON & Co.

Tel: 01548 831313 / 01392 477497

Contact: DAVID EDWARDS/ SUE PENROSE

info@hudsoncom.co.uk

Whilst every effort has been made to ensure the accuracy of these particulars, they are prepared for guidance only and do not form part of any contract.