

HUDSON & Co

NEW WORKSHOP/ WAREHOUSE SOUTH HAMS

130.00 sq. m 1,400 sq. ft

includes Full Mezzanine



UNIT 8 Torr Trade Park, Nr Kingsbridge, Devon TQ9 7QQ

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

****Well specified unit with full mezzanine, good sized apron for loading & parking plus 2 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****

FOR SALE / TO LET

01392 477497

UNIT 8 Torr Trade Park, Nr Kingsbridge, Devon 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 Kingsbridge Hire, RNLI, Nicholas Rowell Transport and the Devon County Council Recycling Centre.

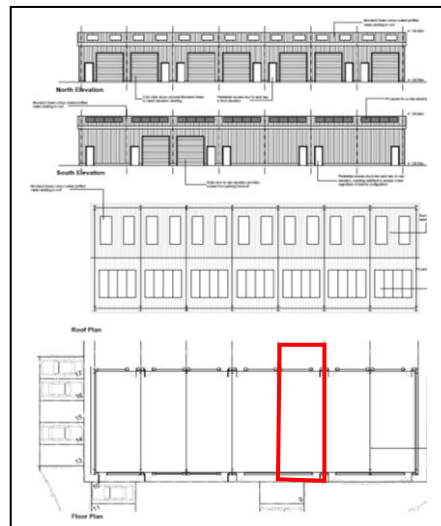
DESCRIPTION:

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 8 is a mid-terraced building 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 an area of approx. **65 sq. m 700 sq. ft.** on the ground floor with a full mezzanine above, currently fitted out for storage, but suited for conversion to offices, showroom etc.

Outside, Unit 8 has 2 dedicated parking spaces immediately adjacent, in addition to the area of front forecourt / loading apron.



SERVICES: The unit is connected to electricity (3-phase) and water, with capped off drainage to allow the placing of toilet and washing facilities to suit specific requirements.

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 at a guide-price of £110,000. Alternatively, it is also available To Let on a new lease for a term to be agreed. Full details on application.

LEGAL COSTS: Each party to pay their own costs in connection with a sale. The incoming tenant to pay a contribution towards the Landlord's reasonable legal costs in connection with a letting.

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.

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