

# HUDSON & Co.

**Rare Opportunity**

**Modern**

**WORKSHOP/ WAREHOUSE**

**SOUTH HAMS**

**127.00 sq. m 1,363 sq. ft**



***UNIT 15 / 16 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 6 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\****

***\*Ample Electric Points / Electric Loading Doors\****

**TO LET**

**01392 477497**

## **UNIT 15 / 16 Torr Trade Park, Nr Kingsbridge, Devon TQ9 7QQ**

### **LOCATION:**

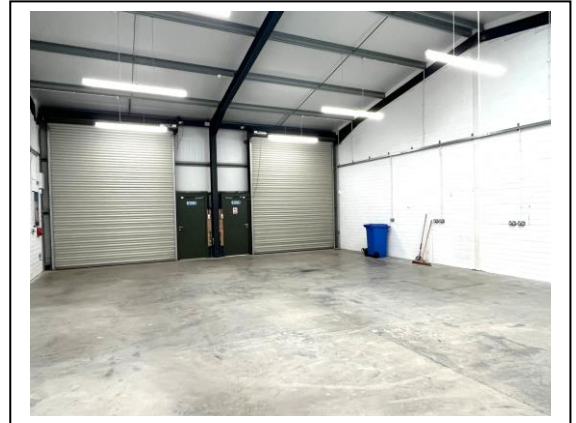
Torr Trade Park is located on the popular Torr Quarry Estate which is situated on the A381 Kingsbridge (3.5 miles) to Totnes (10.8 miles) road in the heart of the South Hams. Adjoining occupiers include Kingsbridge Hire & Garden Machinery, the RNLI, and the Devon County Council Recycling Centre.

### **DESCRIPTION:**

A modern development of 25 industrial units, arranged in 5 buildings, designed with maximum flexibility. This is a rare double unit that has no mezzanine unlike many of the other units and benefits from a clear working height.

Incorporating the latest Building Reg's, Unit 15 – 16 is 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. Two large loading doors are electrically operated.

Internally the accommodation benefits from painted walls, ample electric points, LED strip lights a toilet, a good eaves height of 4.6 metres and forms an area of approx. **127 sq.m 1,363 sq. ft.**



Outside, Unit 15 – 16 has 4 parking spaces immediately to the frontage forecourt / loading apron, and an additional 2 spaces in an adjacent dedicated parking area.

**SERVICES:** Services include mains electricity (Single Phase) and Water. Drainage is to the estate private communal sewerage treatment plant. The unit toilet has a low-level WC and wash hand basin with electric hot water heater. There is a security and smoke alarm with motion and smoke sensors.

**RATES:** Assessed as: **Workshop & Premises**  
Rateable Value: **£11,000**

**PLANNING:** The planning uses of the development come under the former Use Classes Order 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*.

**EPC:** We are advised that the unit does not require an EPC as it currently has no heating or office accommodation.

**TERMS:** The unit is available To Let on a new lease for a term to be agreed. Full details on application.

**LEGAL COSTS:** The ingoing 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: 01392 477497 / 07841 483838**

**Contact: DAVID EDWARDS/ SUE PENROSE**

[info@hudsoncom.co.uk](mailto: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.

**UNIT 15 / 16 Torr Trade Park, Nr Kingsbridge, Devon TQ9 7QQ**

