

# HUDSON & Co.

**New Development  
of  
20 INDUSTRIAL UNITS  
SOUTH HAMS**

**Sizes from 700 - 30,000 sq ft**



***BUILDING B Torr Trade Park, Nr Kingsbridge,  
Devon TQ9 7SA***

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

***\*Well specified units with ample parking and yard areas\****

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

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

***\*Available June 2016\****

**FOR SALE / TO LET**

**01392 477497**

# ***BUILDING B Torr Trade Park, Nr, Kingsbridge, Devon TQ9 7SA***

## **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 20 industrial units, arranged in 5 buildings, designed with maximum flexibility, to allow a multitude of combinations of floorspace.

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

Building B occupies a prominent position on the development and includes an area of parking that could be incorporated into a yard offering individuality and a secure self-contained environment. Internally the accommodation is designed with an eaves height of 4.6 metres and comprises of 7 x 5 metre width bays with a depth of 7 metres providing an area of **65 sq m 700 sq ft / bay** and a total area of **455 sq m 4,895 sq ft** offering the potential to take the whole, a single bay or a multiple thereof. There are two dedicated parking spaces per bay in addition to the areas of parking to the loading aprons.

Outside, units will have a dedicated parking area immediately adjacent, with the opportunity to create a gated and secure yard depending on the size and configuration of a particular requirement.

**SERVICES:** Each unit will be 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 units are available For Sale, or alternatively To Let on a new lease for a term to be agreed. Full details on application.

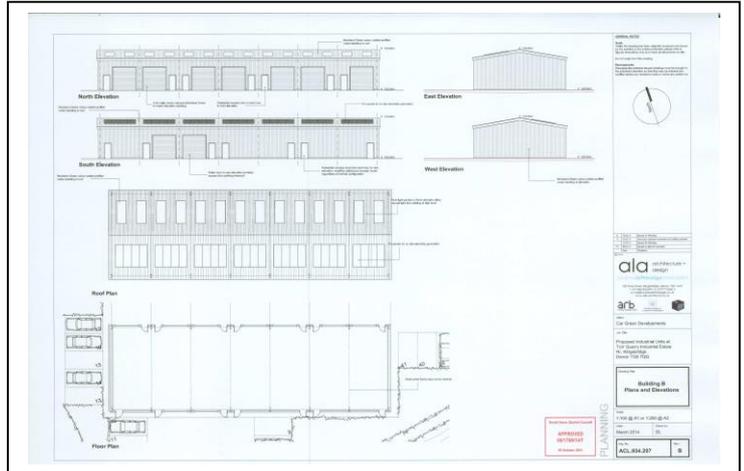
**LEGAL COSTS:** Each party to pay their own costs on a sale. The ingoing tenant to pay a contribution towards the Landlord's reasonable legal costs in connection with a letting.

## **VIEWING & FURTHER INFORMATION:**

Strictly by prior appointment through the agents **HUDSON & Co.**

**Tel: 01548 831313 / 01392 477497** Contact: **DAVID EDWARDS / SUE PENROSE**

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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.

