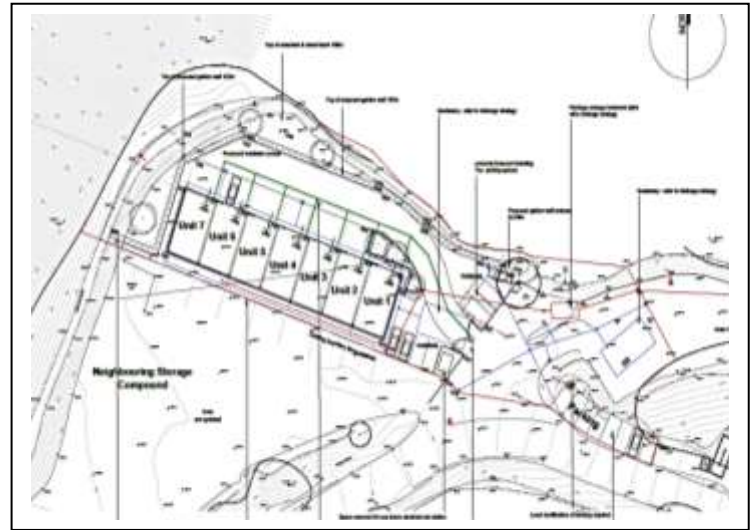


HUDSON & Co

**Proposed New Development
Of
7 INDUSTRIAL UNITS
Near Kingsbridge**

Sizes from 742 sq ft up to 5,197 sq ft



***Second Phase Torr Trade Park, Nr Kingsbridge,
Devon TQ9 7SA***

- *Popular Trading Estate between Kingsbridge & Totnes****
- *State of the Art 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 as a single unit or as multiples ****
- *Available Late 2019****

TO LET (May Sell)

(Currently available off-plan to suit specific requirements)

01392 477497

Second Phase Torr Trade Park, Torr Quarry, Nr, Kingsbridge, Devon TQ9 7SA

LOCATION: The Second Phase of 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: Following on from the success of Phase One of Torr Trade Park this is an exciting new development of 7 industrial units, arranged in a single terrace, designed with maximum flexibility, to allow a combination of single (6m width x 11.5m depth) and multi-bays, each bay having an approximate area of **69 sq.m 742 sq.ft**, giving a total available area of **483 sq.m 5,197 sq.ft**.

Incorporating the latest Building Reg's, the units will be of steel portal frame construction, with block-work walls and fully insulated composite steel profile cladding (Juniper Green) to the elevations (80mm) and roofs (115 mm) with ample daylighting via translucent roof lights (North facing 1 / bay). Flashings will be black in colour and the eaves height will be a generous 4.6 metres.

Initially the terrace will be in shell and open plan to allow a combination of multiple bays, thereby affording maximum flexibility in unit configuration to suit individual requirements as a single large unit or various combinations of sizes depending on the final use requirements. Each 'bay' features a tall roller shutter loading door (3.6m wide), a separate steel pedestrian door to the front elevation, and a second steel pedestrian door to the rear for emergency exit.

Outside, the units will have a concrete loading apron for parking / loading, and each bay has an additional two parking spaces within the adjacent dedicated parking area which will be tarmac surfaced. There will be an opportunity to create gated and secure yards 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 (may let subject to terms and status) individually or as a whole. Alternatively, the whole plot is available for purchase if an interested party is interested in pursuing their own development. Full details on application.

LEGAL COSTS: Incoming Tenant to pay a contribution towards the Landlord's legal costs in preparing a lease. Each party to pay their own costs on a sale.

VIEWING & FURTHER INFORMATION:

Strictly by prior appointment through the agents

HUDSON & Co.

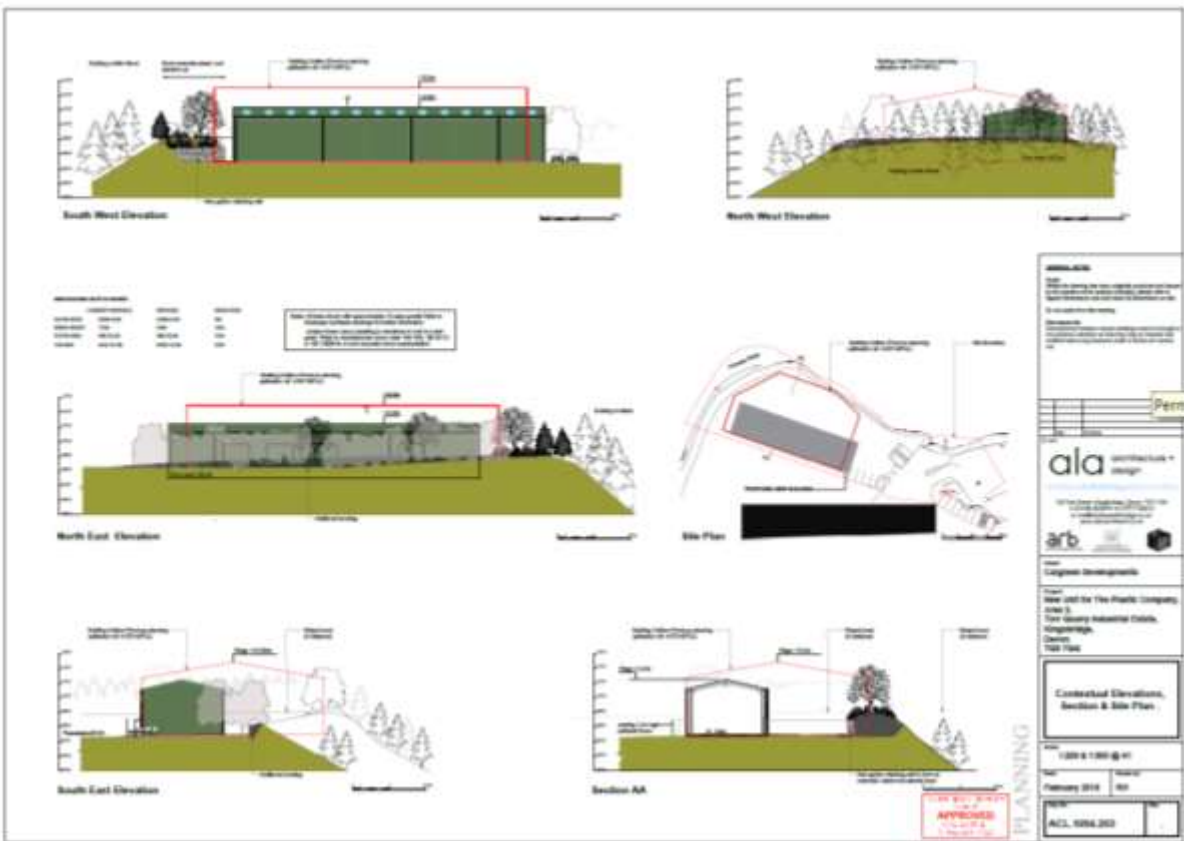
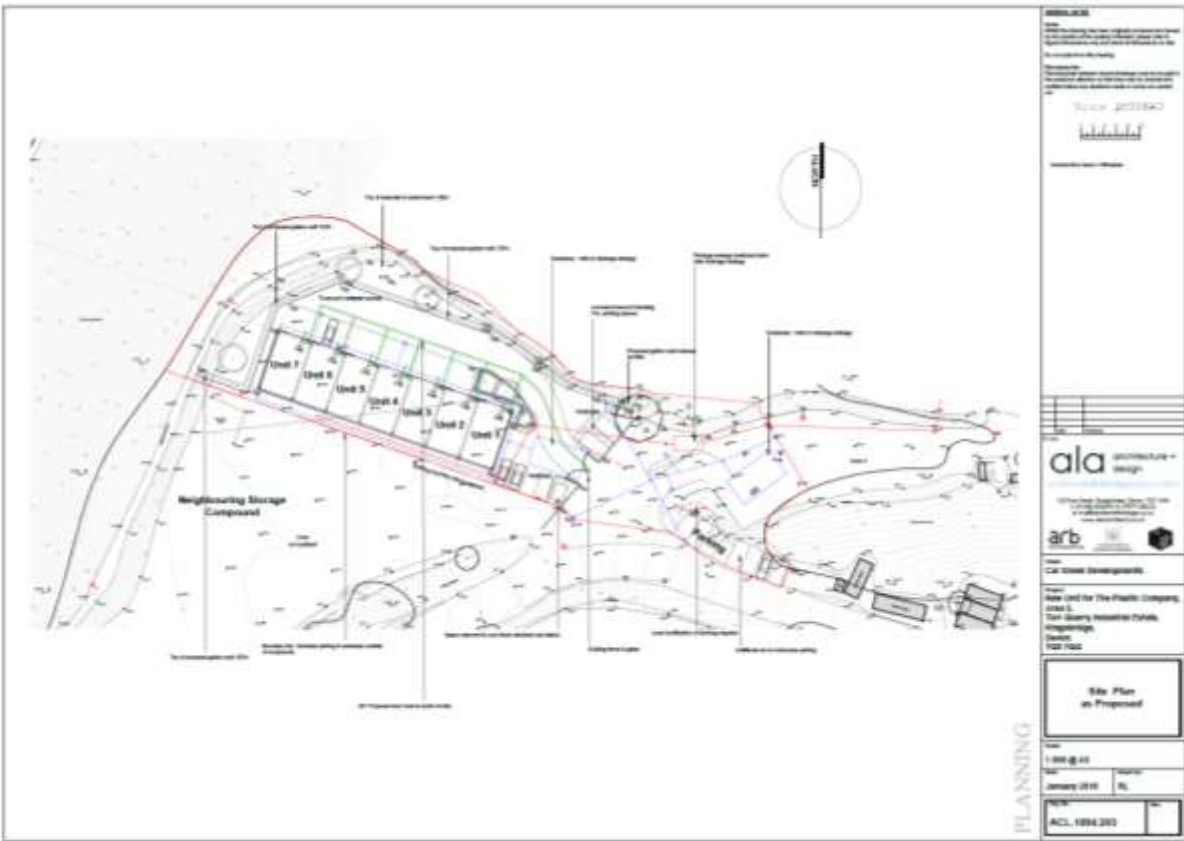
Tel: 01548 831313 / 01392 477497

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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