

HUDSON & Co.

Modern

INDUSTRIAL UNIT SOUTH HAMS

195 sq.m 2,098 sq.ft



***Unit 1 -3 Torr Trade Park, Nr Kingsbridge
Devon TQ9 7FA***

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

****Prominent detached well specified unit with ample parking and
yard area****

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

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

****Available March 2020***

TO LET

01392 477497

Units 1 -3 Torr Trade Park, Nr, Kingsbridge, Devon TQ9 7FA

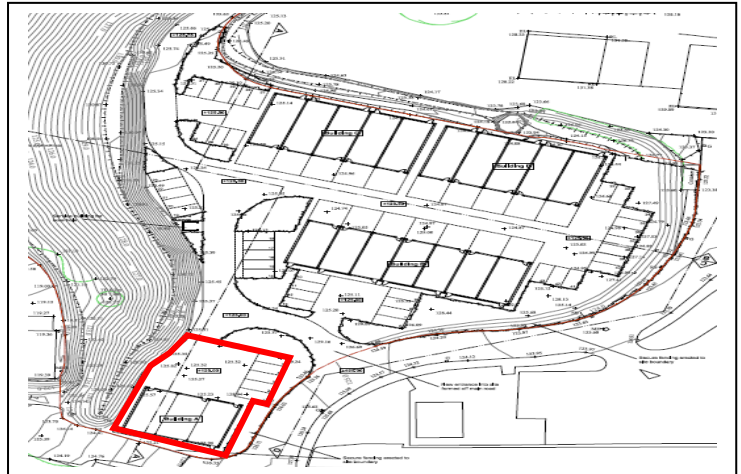
LOCATION:

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, South Hams District Council and the Devon County Council Recycling Centre.

DESCRIPTION:

A detached modern unit with yard, constructed in 2016, and occupying a prominent position at the entrance to the popular Torr Trade Park.

Incorporating the latest Building Reg's, the 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. Originally designed with two loading doors, the unit has 3 roller shutter loading doors and corresponding steel pedestrian doors to the front elevation.



The unit is currently used as a workshop associated with motor vehicles and boats and will become available at the beginning of March 2020. Outside there is a spacious concrete surfaced yard / loading apron and an adjoining area of parking, surfaced with brick paviours.

The unit forms a total gross internal area of approx. **195 sq.m (2,098 sq.ft)**.

SERVICES: The unit is connected to mains water and electricity (3-Phase). Drainage is to the estate sewerage treatment plant.

RATES: To be confirmed.

PLANNING: Torr Trade Park is consented for B1, B2 (Light and General Industrial) and B8 (Storage & Warehousing) uses. Prospective occupiers should address any planning enquiries to the local planning authority, South Hams District Council in Totnes, Tel: 01803 861234.

EPC: Energy Performance Asset Rating C.

TERMS: The unit is available To Let on a new lease for a term to be agreed. A reasonable service charge is payable to cover the cost of maintaining common areas / landscaping, the sewerage treatment plant, external CCTV and the management thereof. 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:

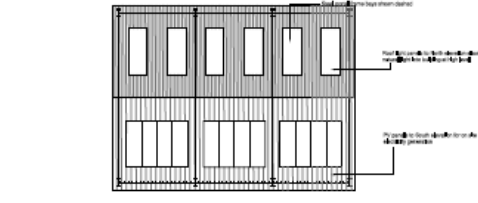
Strictly by prior appointment through the agents: **HUDSON & Co.**

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

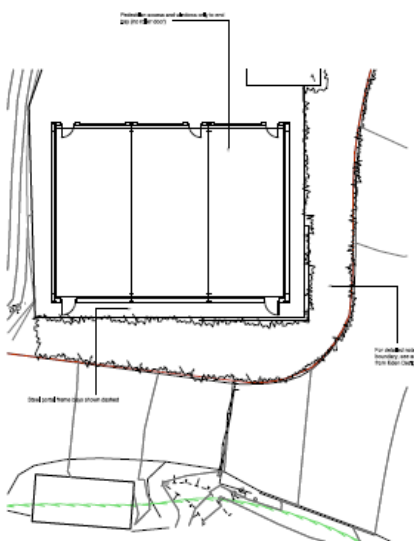
info@hudsoncom.co.uk

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.

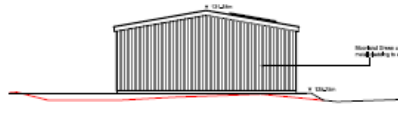
Units 1 -3 Torr Trade Park, Nr, Kingsbridge, Devon TQ9 7FA



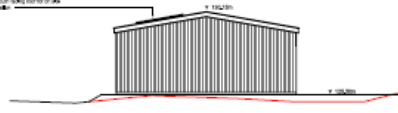
Roof Plan



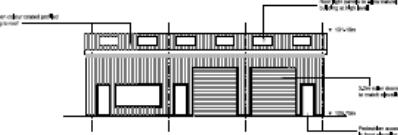
Floor Plan



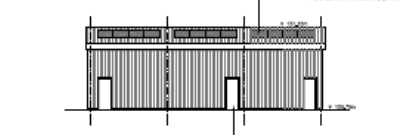
West Elevation



East Elevation



North Elevation



South Elevation

South West Cornwall Council
APPROVED
 08/1759/14/F
 18 October 2014

PLANNING

Job No: 14/001

Client: Car Green Developments

Project: Proposed Industrial Units at Torr Quarry Industrial Estate, Nr Kingsbridge, Devon TQ9 7FA

Scale: 1:100 @ A1 or 1:200 @ A3

Date: March 2014

Drawn: [Name]

Checked: [Name]

Project No: [Number]

Sheet No: B

Project Name: Building A Plans and Elevations

Project Address: Torr Quarry Industrial Estate, Nr Kingsbridge, Devon TQ9 7FA

Project Contact: [Name]

Project Phone: [Number]

Project Email: [Email]

Project Website: [Website]

Project Logo: [Logo]

Project Description: Proposed Industrial Units at Torr Quarry Industrial Estate, Nr Kingsbridge, Devon TQ9 7FA

Project Status: Approved

Project Date: 18 October 2014

Project Reference: 08/1759/14/F

Project Location: Torr Quarry Industrial Estate, Nr Kingsbridge, Devon TQ9 7FA

Project Notes: [Notes]