



**7 TREVOL COURT, TREVOL BUSINESS PARK, FISGARD WAY,
TORPOINT, CORNWALL, PL11 2FA**
TO LET £18,000pa.intl.excl.

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Trevol Court occupies an elevated position to the west of Torpoint, off one of two main access roads. Fisguard Way is a private looped road off Trevol Road, forming a partly completed business park, in multiple ownership, comprising a mixture of modern hybrid industrial units and older former MOD buildings. Torpoint is linked to the City of Plymouth via a regular car ferry service as well as the A374 (formerly the A38) as well as the A38 dual carriageway and Tamar Bridge at Saltash It is occupied by a range of largely independent businesses, including Essential Supplies, AMS fabrication, Motor Trade users and plumbers' merchants.

DESCRIPTION:

Unit 7 has a minimum eaves height of 6m, uniform floor loading 40 KN/m2, electric roller shutter door, WC, BT Broadband connectivity and five allocated parking spaces plus loading apron.

Restrictive covenants: NO MOTOR USE PERMITTED.

SCHEDULE OF ACCOMMODATION:

Gross internal area: 1959sq.ft / 182sq.m

**SERVICE CHARGE:**

A small service charge will be levied: £732.20 (2025)

LEASE TERMS:

The property is available to lease on new FR&I lease terms at a rental price of £18,000pa.intl,excl.

VAT:

All the above rentals/prices are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £10,500. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The Energy Rating for this property is C (54).

**ANTI-MONEY LAUNDERING:**

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact either:-

Leigh Robinson

01752 222135

Email enquiries@listers.uk.com

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