



To Let

Carew Wharf, Marine Drive
Torpoint, Cornwall
PL11 2RF

Centrally located first floor office space in
Torpoint

Close proximity to the ferry

Unit size: 91.61 sq m / 986.09 sq ft

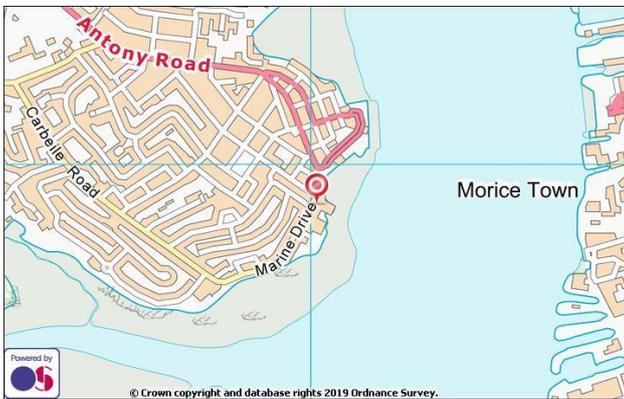
Asking rent £6,000 pax

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

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Location & Description

Torpoint is a thriving town located in South East Cornwall across the River Tamar opposite Plymouth. The catchment population of Torpoint and the Rame Peninsula is in excess of 12,000. Located in the town is the Royal Navy Training Base, HMS Raleigh. The main employer, apart from the Royal Navy, is Devonport Dockyard located across the River in Plymouth. Road communication is via the A374 with a vehicle ferry link to Plymouth, which runs an all-night service.

The premises are located on Marine Drive which is the left hand turning as you immediately disembark the ferry. Fore Street is close by which is the main retail pitch for the area with a mixture of national and regional companies such as Euronics, Betfred, Miller Countrywide and Co-op.

Available to let is this centrally located first floor office in Carew Wharf, a very short distance from the Torpoint ferry. A first floor office suite currently divided into a number of individual rooms detailed below.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Office one	22.10 sq m	237.89 sq ft
Office two	17.72 sq m	190.74 sq ft
Office three	10.21 sq m	109.90 sq ft
Office four	20.95 sq m	225.51 sq ft
Office five	10.29 sq m	110.77 sq ft
Store Room:	10.34 sq m	111.30 sq ft
Total:	91.61 sq m	986.09 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £6,000 PAX.

Rateable Value

We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is C (64)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

Legal Costs

Each party to bear their own legal costs incurred in the transaction.

The landlord supports the code for leasing business premises in England and Wales 2007.

Other

Under the Money Laundering Regulations 2017, Stratton Creber Commercial will require any prospective tenant to provide proof of identity along with any other associated documents prior to completion of the lease.

Ref: 12759



Plymouth Office

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