



**Two Open Yard Storage Spaces**

**Redlake Trading Estate, Ivybridge, Devon PL21 0EZ**

## Open Yards, Redlake Trading Est., Ivybridge, PL21 0EZ

### Location

The property is situated adjacent to the B3213 between the villages of Bittaford and Wrangaton, close to Ivybridge. Access is via two entrances, a private driveway to the east, suitable for HGVs, and an additional access to the west, under a height restricted railway bridge. The property comprises a single building of offices and warehouse that has been subdivided to provide accommodation of varying sizes. Ivybridge is an expanding commuter town conveniently positioned on the A38 giving access to the Devon Expressway which connects Exeter and Plymouth.

### Description

A choice of two open storage yard space within Redlake Trading Estate. This hard-core surfaced land is suitable for vehicle or compound storage. Currently unfenced but set in a raised position bordered by palisade fence and established boundaries. If required, the sites can be further secured with gates or palisade by way of negotiation.

EPC: Not applicable due to being open land.

In addition to these two yard spaces, *available by separate negotiation*, are first floor studio offices (3,350ft<sup>2</sup>).

### Accommodation

	m <sup>2</sup>	ft <sup>2</sup>	Acre
Plot 1 (Red)	821	8,837	0.20
Plot 2 (Blue)	529	5,695	0.13
TOTAL	1,350	14,532	0.33

### Planning

We understand that the property has B1 and B8 uses permitted. The property is within the area of Dartmoor National Park.

### Terms of Availability (subject to contract)

Choice of two vacant sites, available together or separately, and available immediately on new lease, terms to be agreed, from £15,000pa + VAT and modest service charge.

### Business Rates

Rateable Value (2023):	£to be assessed
UBR multiplier 2022/23:	51.2p in the £

### Agents Note

It is a requirement of the RICS that we advise parties to take professional independent advice on these terms.

In line with The Money Laundering Regulations 2007, Listers are obligated to verify ID for all clients that are conducting property transactions through the company.

### Viewing

For further information or to arrange a viewing, please contact us on: (01752) 222135 or email: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)







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