



New Build Warehouse/Trade Unit
Plymouth Road, Lee Mill, Ivybridge PL21 9EE

Artist impression.

Summary

- Prominent location adjacent to the A38, next to Screwfix
- 3,000-6,000ft² / 279-557m²
- B8 use with ancillary trade counter

Location

Plymouth is one of the largest regional centres in the South-West, with a resident population of approximately 250,000, which is projected to rise to approx. 300,000 within 10 years. The city benefits from a mainline railway station with services to London Paddington in just over 3 hours. There is also a busy port, continental ferry terminal and the largest naval base in western Europe.

Lee Mill is situated about 8 miles east of Plymouth city centre, just off the A38 Expressway dual carriageway. Nearby occupiers include Screwfix, Tesco and Marquis Leisure. Plymouth Road forms the eastbound slip road from the A38 to Lee Mill industrial estate and a superstore.

Description

The property will comprise a newly-built B8 warehouse unit with eaves height of approx. 6m, to be of steel portal frame construction with conventional masonry walls and profile steel cladding and roof, incorporating daylight panels and four roller shutter goods loading doors.

There is scope to divide the building into two separate 3,000ft² units.

Accommodation

| | m ² | ft ² |
|------------|----------------|-----------------|
| Total area | 557 | 6,000 |

Services & Energy Performance

The following services are supplied to the property: Mains water, private drainage and 3-phase electricity. EPC not applicable.

Planning / Use

The permitted use will be warehousing/distribution, falling within Class B8 of the Use Classes Order. The property is also suited to industrial and retail uses falling within Class E, subject to Planning. The local planning authority is South Hams District Council 01803 861234.

West Park House, Plymouth Road, Lee Mill, Ivybridge PL21 9EE

Terms of Availability (subject to contract)

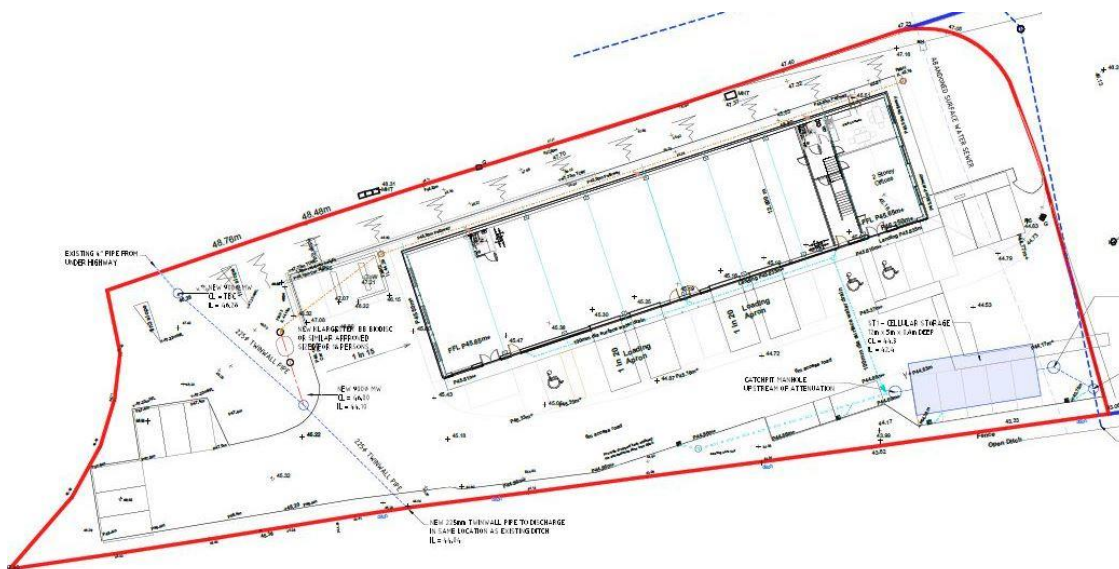
The property is to let on conventional flexible leasehold terms, at an initial annual rent of £75,000pa + VAT, subject to other terms.

Business Rates

Rateable Value (2023): £ to be assessed
UBR multiplier 2023/24: 51.2p in the £

Viewing

To arrange inspection and for further information please contact us on:
(01752) 222135
enquiries@listers.uk.com
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Artist impression.

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