



INDUSTRIAL/WAREHOUSE UNIT WITH YARD
2b East Way, Lee Mill, Ivybridge, PL21 9GE

SUMMARY

- **PROMINENT MODERN UNIT WITH FRONT & REAR YARDS**
- **3,358ft² / 312m² + YARD**
- **ESTABLISHED INDUSTRIAL ESTATE**

Location

The Lee Mill Industrial Estate lies to the west of Ivybridge within the Plymouth urban area and in the borough of The South Hams. It is highly accessible from the A38 dual carriageway, which links Plymouth and Cornwall to the M5 and motorway network at Exeter, 35 miles to the east.

East Way forms the spine of the estate and the property is mid way along, on the left. Nearby occupiers include Bandvulc Tyres, Princess Yachts and Bidvest logistics.

Description

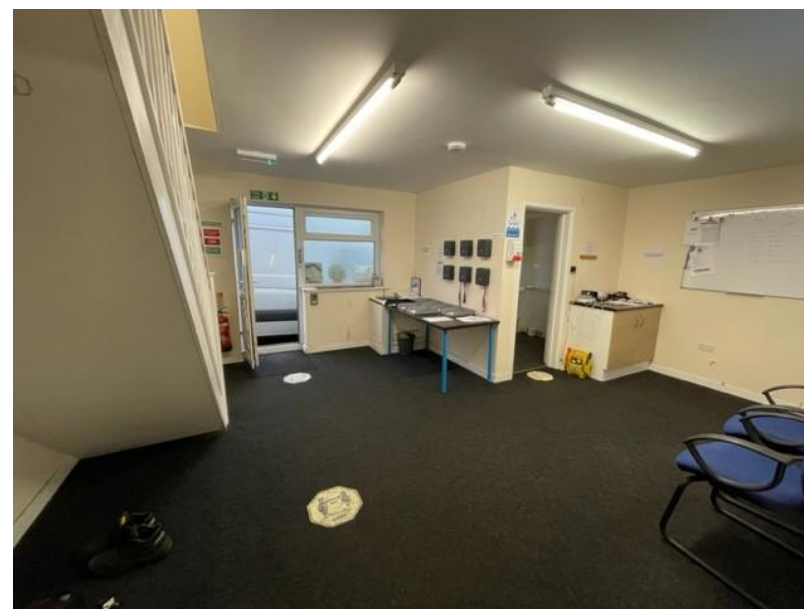
The property comprises one of a pair of modern, steel portal frame industrial units, with brick elevations and profile steel cladding and roof, with daylight roof panels and fluorescent lighting. To the ground floor an office has been installed with vdu-compatible lighting, toilets, and tea point, with stairs to three further mezzanine offices with strip lighting. The minimum height to eaves is 3.68m and the manual roller shutter goods loading door measures 3.6m wide x 3.7m high.

Externally there is a tarmac-surfaced yard to the front, side and rear.

Accommodation	ft ²	m ²
Ground Floor	2400	962
First Floor	958	89
Total	3358	312

Services & Energy Performance

Mains Water, 3-phase power Electricity and Drainage are supplied to the property.
EPC: E106



Planning / Use

The permitted use is as warehouse falling within Class B8 of the 1987 Use Classes Order. Change to B1 Industrial use is a permitted development. Other industrial uses and Class E use may require planning permission

Terms of Availability (subject to contract)

The property is available from APRIL 2024 on conventional leasehold terms at an initial annual rent of £24,000 (no VAT is currently applied).

Business Rates

Rateable Value (2023):	£14,000
UBR multiplier 2023/24:	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.

All prices quoted excludes VAT where applicable at the prevailing rate.

Viewing

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

