



5A REDLAKE TRADING ESTATE, IVYBRIDGE, PL21 0EZ

TO LET £18,000pa

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LOCATION:

Redlake trading estate 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. Ivybridge is an expanding commuter town conveniently positioned on the A38 giving access to the Devon Expressway which connects Exeter and Plymouth.

DESCRIPTION:

The trading estate comprises a large single building of warehouse and offices that has been subdivided to provide accommodation of varying sizes. The warehouses have natural stone walls with steel portal frame construction. Access is via a shared covered service lane between warehouses, all with individual roller shutters.

Unit 5 comprises warehouse with a dual pitch portal frame roof with minimum eaves of 3.8m. To the northern elevation there is access to allocated parking for the unit. The gable wall enjoys uPVC double glazed windows and access for pedestrians. The warehouse is fitted with LED lights throughout. The staff welfare area comprises tea point and WC facility.

We understand a new electric roller shutter door will be fitted prior to a new lease commencing.

**SCHEDULE OF ACCOMMODATION:**

Area	Sq Ft	Sq M
Floor Area	2,998	279
Total	2,998	279

LEASE TERMS:

The property is available from August 2024 on a new lease to be agreed on flexible leasehold terms, preferably for a minimum of 5 years, at an initial rent of **£18,000pa** + VAT.

VAT:

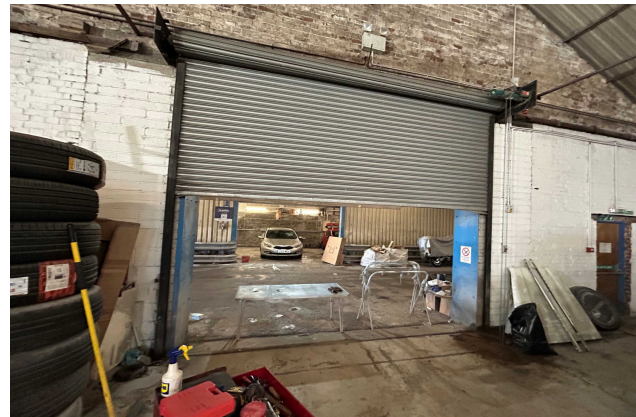
All the above rentals are quoted exclusive of VAT.

LEGAL COSTS:

Each party to bear their own costs in regards to this transaction.

BUSINESS RATES:

We refer you to the government website <https://www.tax.service.gov.uk/view-my-valuation/search> which shows that the current rateable value is £13,000. To find out how much business rates will be payable there is a business rates estimator service via the website.

**ENERGY PERFORMANCE CERTIFICATE:**

Not applicable due to being a bare warehouse consuming no heating/cooling energy.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

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Email enquiries@listers.uk.com





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