

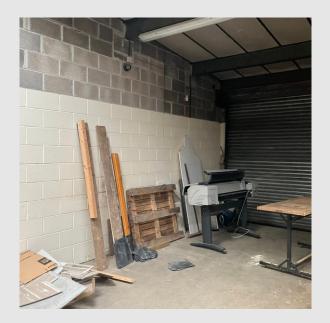
TO LET

INDUSTRIAL UNIT

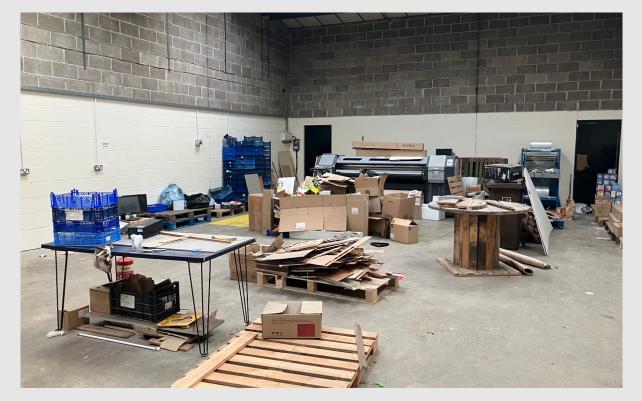
Unit 9 Westover Industrial Estate Ivybridge PL21 9ES



Plymouth - 01752 936101 sw.co.uk







Plymouth - 01752 936101 sw.co.uk

DESCRIPTION

Westover comprises a development of 24 industrial units arranged in two blocks of three terraces. Floor areas range from 500 - 1,802 Sq Ft providing a total floor area of 2,135 sq m (22,986 Sq Ft). All units benefit from roller shutter vehicle doors and separate pedestrian access.

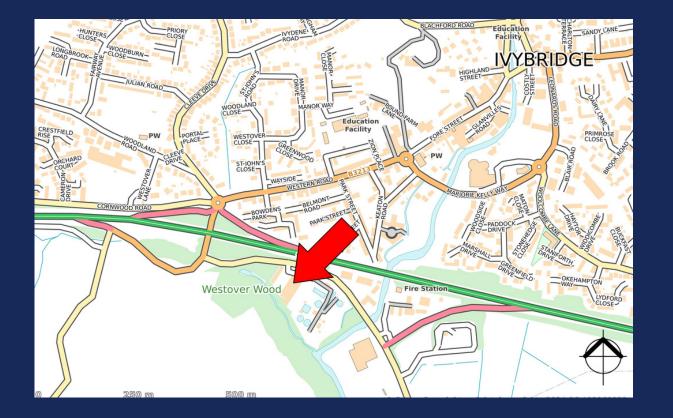
The units are of steel portal frame construction with brick and profile clad elevations and roof.

The unit is mainly open plan with the benefit of a small office immediately inside the pedestrian door and w.c.

ACCOMMODATION

All areas and dimensions stated are in accordance with the RICS Code of Measuring Practice.

	Sq ft	Sq m
Ground Floor	1800	167.23
Total	1800	167.23



LOCATION

Situated within half a mile of the main Ivybridge junction of the A38 Devon Expressway 12 miles east of Plymouth and 43 miles south west of Exeter. The property fronts the B3213 on the south side of the A38. The Industrial Estate is well placed to serve the Town as well as the wider South Hams area.

The Town of Ivybridge on the north side of the A38 Devon Expressway is an attractive and ancient Town on the edge of the Dartmoor National Park. It has a population of just over 12,000 providing a good source of labour and business.

Plymouth - 01752 936101 sw.co.uk







Plymouth - 01752 936101 sw.co.uk

TERMS

Available by way of a new effective fully repairing and insuring lease at an initial rent of $\pounds 16,150$ pax.

SERVICES

Electric and water are connected to the unit. We have not tested the apparatus, interested parties are invited to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

D 81

BUSINESS RATES

The premises are described as STORE AND WAREHOUSE and have a 2023 rateable value of \pounds 12,250.

LEGAL COSTS

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

VAT

All figures quoted are exclusive of VAT where applicable.

VIEWING & FURTHER INFORMATION

To arrange a viewing or for further information please contact Ashleigh Phillips, Ian LeGrice or Heather Branson.

Sanderson Weatherall Plumer House Tailyour Road Crownhill Plymouth PL6 5DH

T: 01752 936101

- E: ashleigh.phillips@sw.co.uk
- E: ian.legrice@sw.co.uk

E: heather.branson@sw.co.uk



Sanderson Weatherall



Sanderson Weatherall

Plumer House, Tailyour Road, Crownhill, Plymouth, PL6 5DH

01752 936101 ashleigh.phillips@sw.co.uk ian.legrice@sw.co.uk heather.branson@sw.co.uk sw.co.uk

Misrepresentation Act 1967: Messrs Sanderson Weatherall LLP for itself and for the vendor(s) or lessor(s) of this property whose agents they are, give notice that: 1) These particulars do not constitute any part of an offer or contract; 2) None of the statements contained in these particulars as to the properties are to be relied on as statements of fact; 3) Any intending purchasers must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars; 4) The vendor(s) or lessor(s) do not take or give and neither Messrs Sanderson Weatherall LLP nor any person in their employment has any authority to make or give any representation or warranty whatsoever in relation to this property; 5) None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in working order. Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT. Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008; Every reasonable effort has been made by Sanderson Weatherall LLPRegistered in England company number OC 344 770 Registered Office 6th floor, Central Square, 29 Wellington Street, Leeds, LS1 4DL