



Sanderson
Weatherall

TO LET

INDUSTRIAL UNIT

Unit 9
Westover Industrial Estate
Ivybridge
PL21 9ES



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.



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TERMS

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

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 £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.

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