



To Let

Unit A4 Kingsley Close,
Lee Mill Industrial Estate,
Ivybridge, PL21 9LL

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

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Purpose-built office suite located on
Lee Mill Industrial Estate

Unit size: 38.88 sq m / 418.50 sq ft

On-site parking available

Asking rent: £15 psf fully inclusive



Location & Description

Lee Mill Industrial Estate benefits from strong regional road communications with ease of accessibility from the A38 Devon Expressway. The Devon Expressway provides access directly to Exeter and the M5 motorway approximately 34 miles to the northeast, and Plymouth 10 miles to the southwest. Lee Mill is a popular trading estate which accommodates a range of small to large business including Princess Yachts, Bidvest and Bandvulc Tyres. In addition, Tesco has a large superstore directly adjacent to the estate.

Kingsley Close is a cul de sac on the south side of East Way, one of the principal distribution roads within the Lee Mill Industrial Estate.

The premises comprise a range of warehouse/industrial units as well as a range of purpose-built offices originally constructed in 1975. There are a variety of marked parking bays situated around the head of the cul de sac.

Service Charge

There is an annual service charge of £7.00 per sq ft per annum which is included in the asking rents. This includes business rates, electricity, heating / air conditioning, water and external maintenance.

Accommodation

(all areas and dimensions are approximate and are measured on a net internal basis unless otherwise stated)

Unit A4	38.88 sq m	418.50 sq ft
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Tenure

The premises are available by way of a new licence. The quoting rent is £15 psf fully inclusive.

Rateable Value

Business rates are included within the service charge.

Energy Performance Certificate (EPC)

The site does not require an EPC rating.

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref: 12369 (Feb 2024) v2



Plymouth Office

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