



To Let

Unit 4, 5 Cadleigh Close,
Lee Mill Industrial Estate,
Ivybridge, PL21 9GB

Modern Industrial Premises

Set in popular Lee Mill Industrial Estate,
with excellent access to nearby A38

Gross internal area: 263 sq m (2,837 sq ft)
Plus mezzanine 230 sq m (2,478 sq ft)

Rent: £25,000 PAX

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

gavins@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



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 businesses including Princess Yachts, 3663 Food Distribution and Bandvalc Tyres. In addition, Tesco has a large superstore directly adjacent to the estate.

The property comprises of a modern end terraced unit facing the principle access road. The estate comprises an L-shape of five similar units sharing a communal service and access yard, constructed in around 2005. The construction is a steel frame with part brick and clad elevations with the southern elevations incorporating glazing on the ground floor. Internally, a first floor mezzanine level has been constructed for additional storage to part storage. WC and toilet facilities are provided on the ground floor.

Accommodation

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

Warehouse	263 sq m	2,837 sq ft
Mezzanine	230 sq m	2,478 sq ft
Total:	493 sq m	5,315 sq ft

Kitchen, disabled w.c.s and shower room / w.c.s

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The quoting rental is to be £25,000 PAX.

Rateable Value

We understand that the property is shown in the 2023 Rating List as having a rateable value of £19,500. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk.

Energy Performance Certificate (EPC)

The EPC rating for the property is D (90)

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable. However, we suggest all interested parties make their own enquiries.

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.

Other

In line with The Money Laundering Regulations 2007, Stratton Creber Commercial are obligated to verify ID for all clients that are conducting property transactions through the Company.

Viewing by prior appointment with

Stratton Creber Commercial
Gavin Sagar or Chris Ryland - (01752) 670700
gavins@sccplymouth.co.uk / chrisryland@sccplymouth.co.uk

Emanuel Jones
David Williams – 07980832593
david@emanuel-jones.co.uk

Ref: 14444 (June 2023)



Plymouth Office

Farrer Court, 75 North Hill, Plymouth PL4 8HB
Tel: 01752 670700
Fax: 01752 221655

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.