



turners



Estuary View, Mullacott Industrial Park

Ilfracombe, EX34 8PL

£1,250 Per Month



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PREMIUM NEW INDUSTRIAL & BUSINESS UNITS TO LET.
NOW UNDER CONSTRUCTION | COMPLETION ANTICIPATED SEPTEMBER 2026

A rare opportunity to lease a brand-new industrial or business unit within North Devon's established Mullacott Industrial Park.

Designed for modern businesses, Estuary View will deliver seven high-quality units combining energy efficiency, flexible workspace and contemporary design. Occupying an elevated position on the estate, many units enjoy far-reaching views towards the Taw and Torridge Estuary, creating an attractive working environment rarely found within industrial developments.

Whether you're an expanding business, start-up enterprise or established commercial occupier, these units provide a professional and future-ready base in a thriving business location.

With construction now underway and strong early interest anticipated, businesses are encouraged to register their interest ahead of completion.

WHY CHOOSE ESTUARY VIEW?

- Brand-new industrial and warehouse units to let
- Completion anticipated by September 2026
- Established and well-connected commercial location
- Elevated position with far-reaching estuary views
- Excellent EPC A+ target rating
- Solar PV panels to help reduce energy costs
- Openreach fibre broadband connectivity
- Electrically operated sectional loading doors
- Allocated staff and visitor parking
- EV charging infrastructure provision
- High-quality insulated construction for superior thermal performance
- Landscaped surroundings designed to enhance biodiversity and appearance
- Potential eligibility for Small Business Rate Relief, subject to local authority confirmation

Tel: 01271 866421

BUILT FOR MODERN BUSINESS

Each unit has been designed to maximise operational efficiency, sustainability and long-term value. Generous eaves heights create flexible working environments with the potential for mezzanine offices or additional storage space, subject to occupier requirements and any necessary consents.

Contemporary full-height glazing provides excellent natural light and creates an attractive frontage suitable for showroom, office or customer-facing uses, while the elevated setting provides pleasant open views across the surrounding countryside and towards the estuary.

SPECIFICATION

- High internal eaves height
- Contemporary aluminium double-glazed windows
- Full-height glazed elevations
- Electrically operated sectional loading doors
- Solar PV roof-mounted panels
- Openreach fibre broadband connection
- Three-phase electricity supply
- 20kN/m² floor loading capacity
- Provision for EV charging points
- High-performance insulated wall and roof systems

A FLEXIBLE SPACE FOR GROWING BUSINESS

Combining low running costs, excellent energy performance and high-quality construction, Estuary View offers occupiers the opportunity to lease modern commercial premises designed to support future business growth.

The units are anticipated to fall below the £12,000 rateable value threshold and may therefore qualify for Small Business Rate Relief, subject to assessment and confirmation by the local authority.

With only seven units available, early enquiries are strongly encouraged.

UNITS AVAILABLE TO LET

- £1,250 pcm – Approx. 996 sq ft (92.5 sq m)
- £1,350 pcm – Approx. 1,066 sq ft (99.0 sq m)
- £1,950 pcm – Approx. 1,550 sq ft (144.0 sq m)

Terms available upon request.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

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Energy Efficiency Graph

