



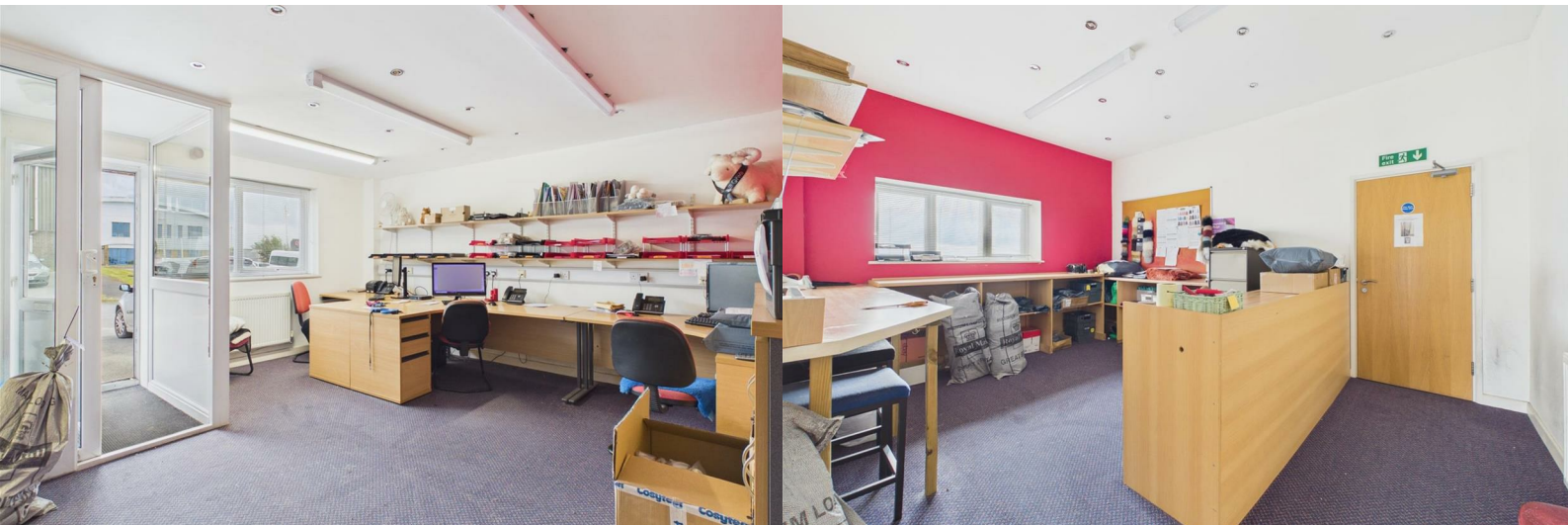
turners



1 Lundy View, Mullacott Cross Industrial Estate

Ilfracombe, EX34 8PY

Price Guide £325,000



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- Large industrial unit perfect for growing businesses
- Large warehouse space situated over two floors
- Three offices with staff facilities
- Situated at the popular Mullacott Park industrial estate
- Loading bay and allocated parking spaces
- Easy and quick access to the A361

Property Description

Situated within the highly regarded Mullacott Industrial Estate on the outskirts of Ilfracombe, this impressive and exceptionally well-maintained industrial warehouse provides a rare opportunity to acquire or lease a substantial commercial premises in one of North Devon's most established business locations. Extending to approximately 2,809.38 sq ft of flexible floor space, the property is ideally suited to a wide range of commercial uses including warehousing, manufacturing, trade operations, distribution, workshop use, or expanding local businesses seeking practical and adaptable accommodation.

The premises are arranged thoughtfully across two floors and have been designed to provide both functional industrial space and comfortable office facilities. The main warehouse area offers excellent internal space with high ceilings and ample room for storage, machinery, stock handling, or operational activities. A dedicated loading bay with roller shutter doors provides convenient access for deliveries and vehicle loading, making the unit particularly suitable for businesses requiring efficient logistics and day-to-day operational flow.

Entering the property, there is a welcoming reception area which creates a professional first impression for visiting clients and customers.

Adjacent to this is a useful ground floor office that could equally serve as additional storage space, a meeting room, or administrative office depending on business requirements. The flexibility of the layout allows the property to adapt easily to a variety of operational needs.

The upper floor continues to impress with two spacious and well-presented offices providing excellent natural light and comfortable working environments for management, administration, or sales teams. In addition, there is a dedicated staff kitchen and toilet facilities, ensuring practicality for day-to-day business operations. A further staff room offers additional versatility and could easily be utilised as a third office, conference room, breakout area, or staff welfare space if required.

Externally, the property benefits from allocated visitor parking spaces positioned conveniently outside the unit, providing ease of access for clients, staff, and deliveries. The estate itself enjoys excellent connectivity via the nearby A361 and A3123, offering straightforward access to Ilfracombe, Barnstaple, Woolacombe, and the wider North Devon area.

Overall, this is a superb opportunity to secure a sizeable and adaptable industrial premises within a thriving commercial environment, offering a

combination of warehouse functionality, office accommodation, accessibility, and a sought-after business location.

Location

Mullacott Industrial Park is a well-established commercial and industrial hub located on the outskirts of Ilfracombe in North Devon. Positioned close to the A361 at Mullacott Cross, the park provides excellent access to Ilfracombe, Barnstaple, Woolacombe, and the surrounding North Devon coastline. The estate is home to a diverse mix of businesses, including manufacturing, engineering, trade counters, warehousing, logistics, automotive services, and local suppliers, making it one of the area's key employment and business centres.

The park has expanded significantly in recent years, with modern industrial and warehouse units offering high-specification facilities, allocated

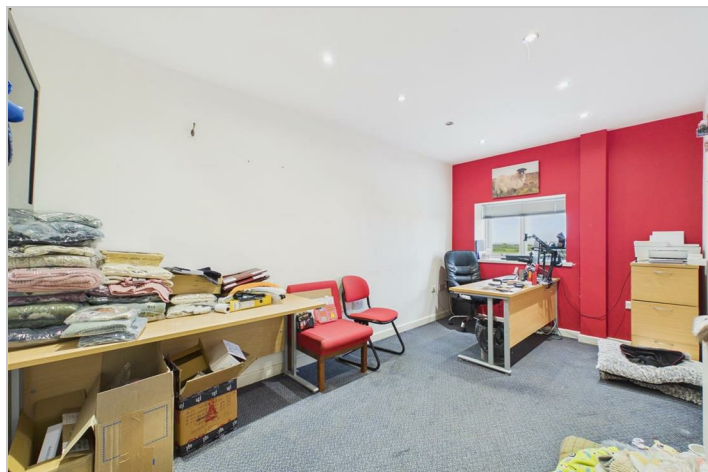
parking, fibre broadband connectivity, and sustainable design features such as solar PV systems. Its strategic location, flexible commercial spaces, and strong local business community make Mullacott Industrial Park an attractive base for both established companies and growing enterprises in North Devon

Agent Notes

- Commercial EPC rating: C (52)
- All mains services

Directions

From Turners Property Centre in Ilfracombe, head out of the town centre along the A361 toward Barnstaple, continuing for approximately 2.5 miles. Follow the main road through the outskirts of Ilfracombe until you reach Mullacott Cross, where you should take the turning toward the A3123 for Woolacombe. Mullacott Industrial Estate is located immediately nearby and is clearly signposted from the junction. The journey takes around five to seven minutes by car.



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

