



# turners



This image is for illustrative purposes only and the design and layout may differ slightly

## Estuary View, Mullacott Industrial Park

Ilfracombe, Devon, EX34 8PL

**Prices From £235,000**

**EPC Rating: A+**

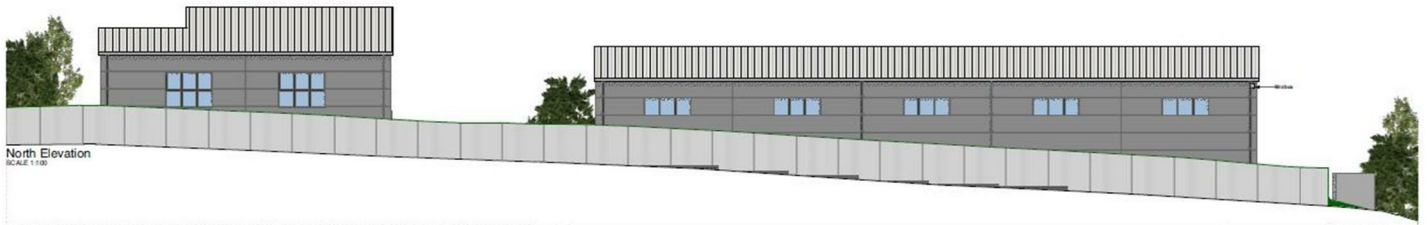
Brand new industrial/warehouse units with 6.5m eaves on established estate. High-spec build with solar PV, Openreach fibre, sectional doors and allocated parking.

A premium opportunity to acquire high-quality, newly constructed industrial / warehouse units on an established industrial development, designed to meet the needs of modern businesses. Each unit offers versatile space with an impressive 6.5m eaves height with potential mezzanine floors (upon request) providing comfortable office space opportunities.

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## Key Features Include:

- Latest insulated panel technology providing excellent thermal efficiency, enhanced fire safety and long-term durability
- Contemporary aluminium double glazing throughout
- Electrically operated sectional doors for efficient loading and access
- Full-height glazed elevations – perfectly suited to future office fit-out or enhanced natural light
- Solar PV roof panels installed to help reduce operational costs
- Fittings for EV charging points to support sustainable operations
- Fibre broadband connectivity for high-speed communications
- Anticipated to fall below the £12,000 rateable value threshold and therefore qualify for Small Business Rate Relief (subject to local authority confirmation)

## Other benefits include:

- Landscaped for biodiversity
- Three phase electricity
- 20 KN/M2 floor loading

Allocated parking bays for staff and visitors.

Built with a focus on sustainability, functionality and future flexibility, these units combine practical specification with modern design. They are suitable for a wide range of commercial occupiers seeking quality premises with strong environmental credentials within an established commercial community.

Early interest is encouraged to avoid missing out on this high-demand opportunity.



Seven units are currently under construction, available in three different sizes with guide prices of £235k, £255k and £375k.

Permitted uses: Class E(g), B2, or B8.

Rental values per unit are available upon request.

The A+ EPC rating is a draft based on the approved design specification.

Biodiverse landscaping



Solar panels



Openreach Fibre



### Floor Plan



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