



To Let

£50,000 pax

38, Central Avenue, Lee Mill Industrial Estate,
Ivybridge, Devon, PL21 9PE

3,354 Sq Ft
(311.6 Sq M)

Summary

- Self contained industrial office
- Office block to the rear
- Large secure yard space
- Easy access to A38
- New lease
- Popular industrial location

Location:

Conveniently situated just off the A38 Devon Expressway with excellent access to Plymouth to the west and Exeter to the east, Lee Mill Industrial Estate is a popular location with a wide range of small and large scale occupiers.

Description:

The property consists of a self contained industrial unit with a roller shutter to the front and separate pedestrian door to the side. Behind the unit is an office block, which includes kitchen and WC facilities along with multiple office spaces. There is a large yard that surrounds the buildings which is enclosed by palisade fencing, with a gated entrance directly from Central Avenue.

Accommodation:

All areas are approximate and measured in accordance with the RICS Property Measurement (2nd Edition) on a gross internal basis.

	sq m	sq ft
Unit	228.1	2,456
Office	83.4	898
Total	311.5	3,354
Site Area	0.578 acres	

Services:

We understand that mains electricity, water and drainage are connected to the property however these services have not been tested by the agents. Interested parties should make their own enquiries.

EPC / MEES:

Unit – F (131)

Office – G (184)

The landlord is investigating upgrades to improve the EPC rating.

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £25,000, therefore making the approximate Rates Payable £12,475 per annum for 2024/25.

[Contact](#) our team of business rates experts if you have a query about the rateable value of this property.

Terms:

Available by way of a new effective full repairing and insuring lease. Terms to be agreed.

Legal fees:

Each party to be responsible for their own legal fees in relation to this transaction.

VAT:

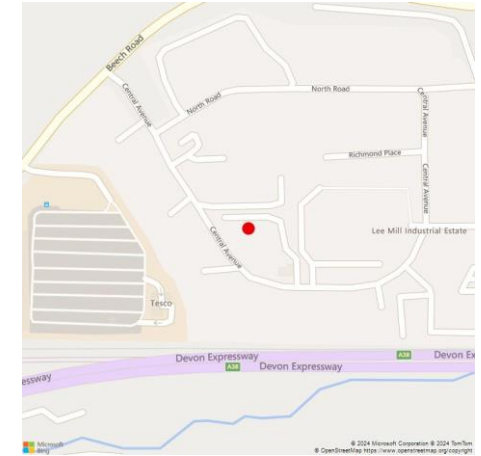
All figures quoted are exclusive of VAT if applicable.

Code for leasing business premises:

Interested parties are advised to seek professional advice before entering into lease negotiations and should refer to the RICS Code for Leasing Business Premises, 1st Edition.

Further information and viewings:

For further information or to arrange a viewing please contact the sole agents.



CONTACT THE AGENT

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