

For Sale

£235,000

Unit 2, 5 Cadleigh Close, Lee Mill Industrial
Estate, Ivybridge, Devon, PL21 9GB

1,808 Sq Ft
(168 Sq M)

Summary

- Industrial unit
- Concertina loading door
- First floor office
- Popular location at Lee Mill
- Freehold for sale
- Allocated car parking

Location:

The property is located on the popular Lee Mill Industrial Estate which has easy access to the A38. Cadleigh Close is accessed from East Way which is one of the main trunk roads on the estate.

Description:

The property comprises of an industrial unit with a main warehouse area that has concertina shutter door access. There is an additional storage room to the rear along with toilet and kitchen facilities. There is a full first floor to the property which provides good quality office space which is mainly open plan, but with one partitioned office area. The office area benefits from air conditioning and LED lighting. There are 3 allocated parking spaces opposite the unit.

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
Ground floor	86.54	931

First floor	81.39	876
Total	168	1,808

Service charge:

A service charge is levied for the upkeep and maintenance of the road. Please enquire for further information.

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:

D (97)

Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £12,250, therefore making the approximate Rates Payable £6,113 per annum for 2025/26.

Occupiers may be eligible for Small Business Rates Relief if this is the only property they occupy and/or any other properties they occupy have a rateable value of less than £2,900 each. Qualifying ratepayers will pay no rates on properties with rateable values up to £12,000 with a tapered relief of between 100% and 0% for properties with rateable values between £12,001 and £15,000.

Interested parties are advised to confirm the rating liability with South Hams Council.

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

Terms:

The freehold of the property is available.

Legal fees:

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

Money laundering:

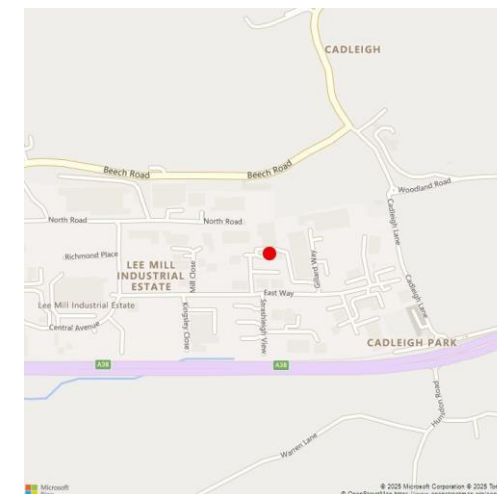
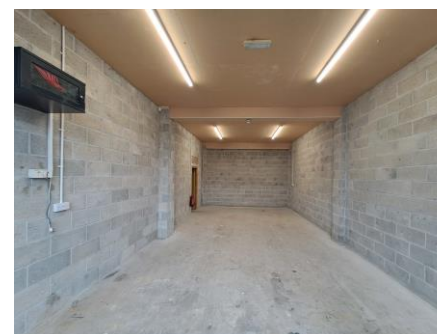
Under the Money Laundering Regulations 2017, Vickery Holman will require any purchaser to provide proof of identity and address prior to exchange.

VAT:

We are advised that the property has not been elected for VAT and will not be payable on the purchase price.

Further information and viewings:

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



CONTACT THE AGENT

Anna Jackson

Tel: 07841 150718

Email: ajackson@vickeryholman.com

Carys Makelis

Tel: 07841 150716

Email: cmakelis@vickeryholman.com

Plymouth Office

Plym House, 3 Longbridge Road,
Plymouth, Devon, PL6 8LT