



To Let

£35,000 pax

Unit 1-2 Clock Tower Business Park, Central Avenue,
Lee Mill Industrial Estate, Ivybridge, Devon, PL21 9PE

4,996 Sq Ft
(464.1 Sq M)

Summary

- End of terrace industrial unit
- Secure fenced yard
- Part mezzanine floor
- Office accommodation
- Situated on the established Lee Mill Industrial Estate
- New lease

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. Clock Tower Business park comprises a block of three units, located in a prominent position just off Central Avenue.

Description:

The property comprises an end of terrace industrial unit set within a large, secure, surfaced yard enclosed by palisade fencing. The unit provides a warehouse/workshop area with a roller shutter loading door and part mezzanine for additional storage. To the side, an office extension offers ancillary accommodation, together with kitchenette and WC facilities, making the unit well suited to a range of trade, storage and light industrial occupiers.

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
Warehouse	265.91	2,862
Mezzanine	82.69	890
Offices	115.51	1,243
Total	464.1	4,996

Service charge:

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

Services:

We understand that mains three phase 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:

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Business rates:

From the Valuation Office Agency website (www.voa.gov.uk) we understand that the current Rateable Value is £29,500, therefore making the approximate Rates Payable £12,744 per annum for 2026/27.

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

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

Terms:

The property is 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:

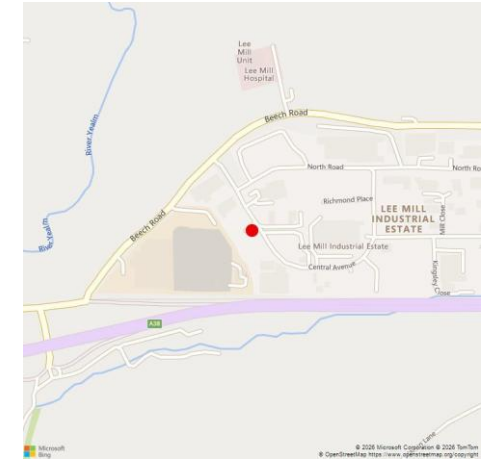
The property has been elected for VAT and therefore VAT will be charged on the rent.

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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