

lvybridge, PL21 9ES



www.brutonknowles.co.uk **CODE 5514** 

# **WESTOVER IND' ESTATE**

Ivybridge, PL21 9ES

RENT £11,000 pax

# **LOCATION**

Situated within half a mile of the main lyybridge junction of the A38 Devon Expressway 12 miles east of Plymouth and 43 miles south west of Exeter. The property fronts the B3213 on the south side of the A38. The Industrial Estate is well placed to serve the Town as well as the wider South Hams area. The Town of lyybridge on the north side of the A38 Devon Expressway is an attractive and ancient Town on the edge of the Dartmoor National Park. It has a population of just over 12,000 providing a good source of labour and business.

# **DESCRIPTION**

Westover comprises a development of 24 industrial units arranged in two blocks of three terraces. Floor areas range from 500 - 1,802 Sq Ft providing a total floor area of 2,135 sq m (22,986 Sq Ft). All units benefit from roller shutter vehicle doors and separate pedestrian access.

The units are of steel portal frame construction with brick and profile clad elevations and roof.

# **ACCOMMODATION**

All areas and dimnsions stated are in accordance with the Code of Measuring Practice

	Sq ft	Sq m
Ground floor	1210	112.4

# **ENERGY PERFORMANCE CERTIFICATE**

EPC rating E (115)

#### VAT

All figures quoted are exclusive of VAT

## **TENURE**

Unit 24 is 112.4sqm (1210sqft) and is available by way of a new effective full repairing and insuring lease at an initial rent of £11,000pax.

#### **BUSINESS RATES**

The premises are described as WAREHOUSE AND PREMISES and have a rateable value of £8,000.

#### VIEWING

By apointment with the SOLE AGENTS

Bruton Knowles Contact: Mark Slade

Tel: 01752 936101

E-mail: mark.slade@brutonknowles.co.uk

#### LOCATION PLAN



Mark.slade@brutonknowles.co.uk

Bruton Knowles, Plumer House, Tailvour Road,

Plymouth, PL6 5DH Mark Slade 01752 936101



Bruton Knowles is not authorised to make or give any representations or warranties in relation to the property. Bruton Knowles assumes no responsibility for any statement that may be made in these particulars. The particulars do not form part of any offer or contract and must not be relied upon as statements of fact. The text, photographs, measurements and any plans are for guidance only. Bruton Knowles has not tested any services, equipment or facilities. Purchasers or lessees must satisfy themselves by inspection or otherwise