



WESTOVER IND' ESTATE

Ivybridge, PL21 9ES

BK | Bruton Knowles est. 1862

WESTOVER IND' ESTATE

Ivybridge, PL21 9ES

Bruton Knowles, Plumer House, Tailyour Road,
Plymouth, PL6 5DH

Mark Slade 01752 936101

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RENT £11,000 pax

LOCATION

Situated within half a mile of the main Ivybridge 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 Ivybridge 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 dimensions 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 appointment with the SOLE AGENTS

Bruton Knowles

Contact: Mark Slade

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LOCATION PLAN

