

FOR SALE / TO LET

Listers
PROPERTY CONSULTANTS

Business Unit

**3 Abbots Close, Lee Mill Industrial Estate,
Ivybridge, Devon PL21 9GA**

2,593 ft² / 241 m²

Modern terraced unit with parking/yard



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www.listers.uk.com

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Location

Plymouth is one of the largest regional centres in the South West, with a resident population of approximately 250,000, which is projected to rise to approx. 300,000 within 10 years. The city benefits from a mainline railway station with services to London Paddington in just over 3 hours. There is also a busy port, continental ferry terminal and the largest naval base in western Europe.

Lee Mill Industrial Estate is situated about 8 miles east of Plymouth city centre, just off the A38 Expressway dual carriageway. Abbotts Close is at the far eastern end of the estate on the right (south of East Way, the spine road).



Neighbouring occupiers include Bandvulc, Dainton Storage, Demon Pressure Washers and Luminati.

Description

A modern light industrial/warehouse unit with an eaves height of approximately 6m accessed via a slide-over goods loading door 4.5m high x 3.9m wide. Internally the property benefits from roof lights, power floated concrete floor and a kitchen facility, WC and conference facilities have been installed. Externally, parking for 5/6 vehicles is provided, in addition to the loading apron.

Accommodation

	m ²	ft ²
Warehouse	192	2,068
Lobby	10	108
Office	39	417
TOTAL	241	2,593

Services

The following services are supplied to the property:

Mains water and drainage
3 phase electricity, gas

Business Rates

Rateable Value 2017: £15,250
UBR multiplier 2017/18: 47.9p in the £

Terms of Availability

The property is available by way of conventional FR&I leasehold terms, at an annual rent of £15,000, Subject to contract.

Alternatively our client would consider a sale of the freehold with vacant possession at £195,000.

Energy Performance

The property has been assessed and awarded a rating of E 102

Use

The current / established use is warehousing/distribution falling within Class B8 of the Use Classes Order 1987. Other uses including light manufacturing will require planning consent but the size is only just above the threshold for permitted development.



Viewing

Strictly by appointment via:

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