

**TO LET**

**Listers**  
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# Industrial/warehouse unit

**2b East Way, Lee Mill industrial Estate,  
Ivybridge, PL21 9GE**

**2,400 ft<sup>2</sup> / 223 m<sup>2</sup>**

**Prominent modern unit with yard**



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## Location

The Lee Mill Industrial Estate lies to the west of Ivybridge within the Plymouth urban area and in the borough of The South Hams. It is highly accessible from the A38 dual carriageway, which links Plymouth and Cornwall to the M5 and motorway network at Exeter, 35 miles to the east.



East Way forms the spine of the estate and the property is mid way along, on the left. Nearby occupiers include Bandvulc Tyres, MST, Princess Yachts and Bidvest logistics.

## Description

The property comprises one of a pair of modern, steel portal frame industrial units, with brick elevations and profile steel cladding and roof with daylight roof panels and fluorescent lighting.



An office has been installed with vdu-compatible lighting, toilets and tea point and offers mezzanine storage above. The minimum eaves height is 3.68m

and the roller shutter door measures 3.6m wide x 3.7m high.

Externally there is a tarmac-surfaced yard to the front, side and rear.

## Services

The following services are supplied to the property:

Mains water and drainage  
3-phase power

EPC: E 106

## Business Rates

Rateable Value 2010:	£13,250
UBR multiplier 2018/19:	49.3 p in the £



## Terms of Availability

The property is available on conventional leasehold terms at an initial annual rent of £15,000 (no VAT is currently applied), Subject to contract.

## Viewing

By appointment via owner's sole agent Listers during normal business hours.

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Email: [enquiries@listers.uk.com](mailto:enquiries@listers.uk.com)  
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