Miller Commercial

Chartered Surveyors and Business Property Specialists



UNIT 2, 5 LEE MILL INDUSTRIAL ESTATE, CADLEIGH CLOSE, PLYMOUTH, PL21 9GB

The premises comprise a purpose built hybrid unit which combines ground floor industrial/storage space with staff room and wc facilities together with first floor offices. The building which includes 3 parking spaces is available by way of a new lease at an initial rental of £17,500 per annum. The remaining terms are open to negotiation.

- MODERN HYBRID PREMISES
- LOCATED CLOSE TO A38 DEVON EXPRESSWAY
- AVAILABLE IMMEDIATELY
- NEW LEASE OFFERED
- INTERNAL INSPECTION RECOMMENDED
- ENERGY PERFORMANCE ASSET RATING - D (97)

£17,500 PER ANNUM EXCLUSIVE LEASEHOLD









LOCATION:
Lee Mill is a small village located close to Ivybridge and approximately 10 miles due east of the centre of Plymouth. It is well located on the northern side of the A38 Devon Expressway which links Plymouth, the South Hams and South Dartmoor with Exeter (38 miles) and is a good location for production, service and distribution businesses.

DESCRIPTION:
The premises comprise a purpose built hybrid unit which combines ground floor industrial/storage space with staff room and WC facilities together with first floor offices. The building includes 3 parking spaces.

SCHEDULE OF ACCOMMODATION:
Ground Floor Area: 930 Sq Ft (86.4 Sq M)
First Floor Area: 948 Sq Ft (88.07 Sq M)

TENURE / LEASE TERMS:
Leasehold. The premises are offered by way of a new full repairing and insuring lease for a minimum term of 5 years - the remaining terms are open to negotiation.

VAT:
All the above prices/rentals are quoted exclusive of VAT.

LEGAL COSTS:
The ingoing Tenant to pay the Landlord's reasonably incurred legal costs.

BUSINESS RATES:
We refer you to the government website https://www.tax.service.gov.uk/view-my-valuation/search which shows that the current rateable value is £12,250. To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:
The Energy Performance Rating for this property is D (97).

VIEWING AND CONTACT INFORMATION:
Strictly through Miller Commercial. Please contact either:-

Mike Nightingale on 01872 247008
Email msn@miller-commercial.co.uk

or

Andrew Bell on 01752 222135
Email gareth@listers.uk.com

Unit 2, 5 Cadleigh Close, Lee Mill Industrial Estate, Ivybridge, PL21 9GB

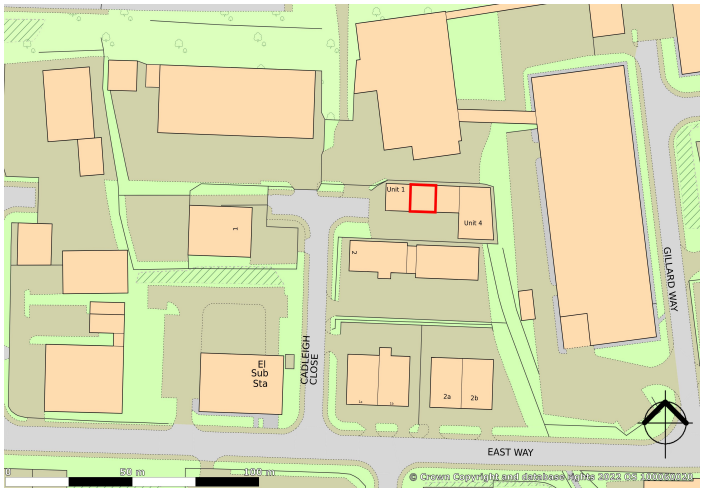
Approximate Area = 1901 sq ft / 176.6 sq m

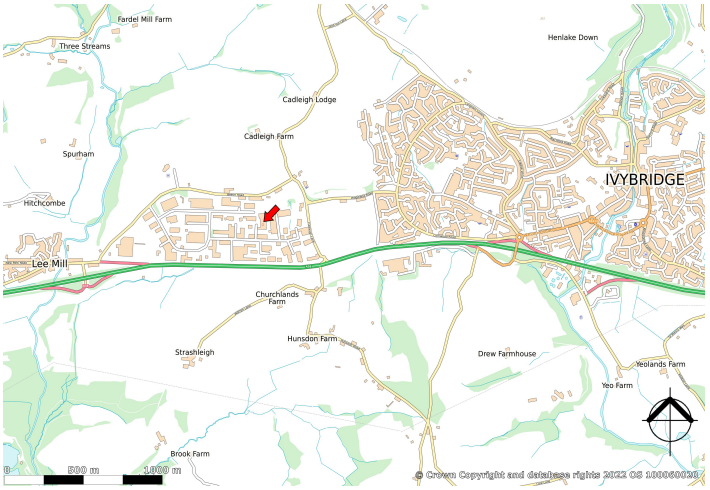
For identification only - Not to scale



Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). ©nichecom 2022. Produced for Miller Commercial LLP. REF: 881634





AGENTS NOTE: Miller Commercial for themselves and for the Vendor/s or lessor/s of this property give notice: **[a]** These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: **[b]** No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: **[c]** None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent.

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