



# 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

Mark.slade@brutonknowles.co.uk

RENT £12,600pax

## 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
Unit 9	1796	166
Total (GIA Approx)	1796	166

## ENERGY PERFORMANCE CERTIFICATE

EPC rating E (105)

## VAT

All figures quoted are exclusive of VAT

## TENURE

Unit 9 is 166.8sqm (1796sqft) and is available by way of a new effective full repairing and insuring lease at an initial rent of £12,600pax.

## BUSINESS RATES

The premises are described as WAREHOUSE AND PREMISES and have a rateable value of £11,500.

## VIEWING

By appointment with the SOLE AGENTS

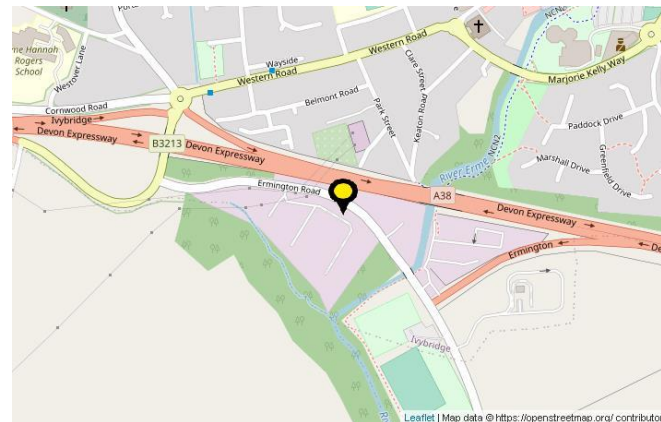
Bruton Knowles

Contact: Mark Slade

Tel: 01752 936101

E-mail: [mark.slade@brutonknowles.co.uk](mailto:mark.slade@brutonknowles.co.uk)

## LOCATION PLAN



## ADDITIONAL PHOTOS



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