

# TO LET

## Unit 23 Westover Industrial Est'

Ermington Road, Ivybridge, PL21 9ES

808sq ft (75 sq m)



- Adjacent to A38
- New lease
- £5,200 pax
- Flexible lease terms
- Suitable for a variety of Uses
- Recently partly renovated

Bruton Knowles  
Plumer House, Tailyour Road, Crownhill, Plymouth, PL6 5DH  
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# Unit 23 Westover Industrial Est'

## LOCATION

The premises is less than 2 miles from Plymouth city centre and around a mile from the A38 Devon Expressway junction at Manadon. The premises are within 100 meters of Outland Road, one of the arterial routes in and out of the city, this route witnesses a very high level of traffic flow on a daily basis.

The premises are prominently located fronting Ham Drive, within a mainly residential district of the city. Within close proximity is an MOT and service garage as well as a well-established taxi office and public house.

## 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

	Sq ft	Sq m
Total (GIA Approx)	808	75

## RATES

The unit has been rated £5,200 in the 2017 Rating List. We recommend that interested parties make their own enquiries into the actual liability.

## ENERGY PERFORMANCE CERTIFICATE

Commissioned

## VAT

All figures quoted are subject to VAT.

## TENURE and LEGAL COSTS

Available by way of a new effective full repairing and insuring lease at an initial rent of £5,2000.

Each party to bear their own legal costs incurred in the transaction



## CONTACT

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