



To Let

Bowker House, Ivybridge, Devon PL21 9EF

Purpose built office suites located near the
centre of Ivybridge

A variety of suites available from 57.13 sq m
(615 sq ft) to 171.4 sq m (1,885 sq ft)

Onsite parking available

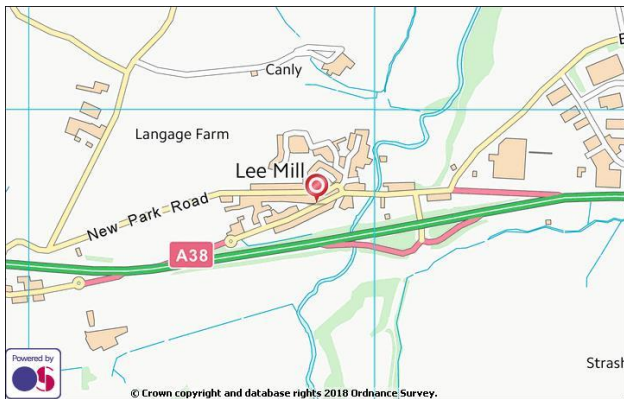
Rent from: £6,200 PAX to £18,500 PAX.

Viewing by prior appointment with
Gavin Sagar or Chris Ryland

(01752) 670700

byronh@sccplymouth.co.uk

chrisryland@sccplymouth.co.uk



Location & Description

Ivybridge is the largest of the South Hams market towns with a population of approximately 13,000 inhabitants. The town serves a wider outlying area and is located adjacent to the A38 dual carriageway which links Plymouth (11 miles to the west) with Exeter (40 miles to the northeast) and the national motorway network. The town benefits from a railway station on the main Paddington to Penzance line which provides commuter services to Plymouth and includes a range of local services and facilities, including a health centre, leisure centre, secondary school, supermarkets and garages plus retail outlets centered around Fore Street and Glanvilles Mill.

Bowker House is situated 15 minutes from Plymouth City Centre along the A38 express way. Within close proximity to Lee Mill the offices provide excellent space and substantial parking facilities.

The units comprise bright, spacious open plan offices benefiting from private kitchenette facilities.

Accommodation

Unit 4	139.35 sq m	1,500 sq ft
Unit 9	175.12 sq m	1,885 sq ft
Unit 10:	57.14 sq m	615 sq ft

Tenure

The premises are available by way of a new lease, length negotiable, drawn on equivalent full repairing and insuring terms. The rents are as follows:

Unit 4:	£15,000 PAX
Unit 9:	£18,500 PAX
Unit 10:	£6,200 PAX



Rateable Value

We understand that Unit 4 is shown in the 2017 Rating List as having a rateable value of £11,500 while Unit 9 is shown as £15,250 and unit 10 is £7,900. We recommend that you make your own enquiries into the actual liability. Guidance can be obtained at www.voa.gov.uk

Energy Performance Certificate (EPC)

Unit 4 has been rated **B (54)**

Unit 9 has been rated **C (58)**

Unit 10 has been rated **C (66)**

VAT

All figures within these terms are exclusive of VAT at the prevailing rate where applicable.

Legal Costs

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

The landlord supports the code for leasing business premises in England and Wales 2007.

Ref:



Plymouth Office

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