

# Industrial Unit TO LET

**1-3 Cadleigh Close,  
Lee Mill Industrial Estate,  
Lee Mill,  
Ivybridge, PL21 9GB**



## Key Features

- **DUE TO BE REFURBISHED SPRING 2026**
- Substantial Detached Industrial Unit with Yard and Offices.
- Desirable Industrial / Distribution Site in Lee Mill
- Offices, Welfare and Additional Workshop
- Tarmac Surfaced Yard / Car Park
- Min Eaves 5.22m
- Four Sectional Goods Loading Doors (One External Dock Leveler)
- Solar PV \*\*\*\*\* .

## Location

Lee Mill Industrial Estate is situated near the town of Ivybridge in the South Hams. The city of Plymouth is located 10 miles to the west and Exeter 30 miles to the east with excellent road access via the A38. This established business area has employers from the manufacturing and distribution sectors and is anchored by a large Tesco superstore.

Nearby occupiers include Continental, Tally Ho Coaches, Princess Yachts, The Bay Tree Food Company.

Lee Mill Industrial Estate is generally regarded as a leading industrial estate in the South Hams.

**SATNAV reference postcode:** PL21 9GB

**What3words:** juggles.fixture.wagers



# Warehouse

This detached warehouse is of steel portal frame construction set in a generous yard with ample parking and storage. Brick and block wall, approximately 2 with profile insulated cladding to eaves, set under dual pitched insulated roof with daylight panels and solar PV panels.

The warehouse has an eaves height of 5.22m to haunch and 7.83m to the underside of the apex giving excellent height for modern storage and distribution users.

The unit is split internally but could be opened if required. Access is via three sectional goods loading doors which open directly to delivery yard. External dock leveller which unloads into roller shutter to eastern gable wall.

Warehouse 1 & 2 offers industrial space with office and pair of WCs. The warehouse is currently fitted with a storage mezzanine to one side, approx. 2,259sq.ft / 210sq.m.

Warehouse 3 benefits from a warehouse with modern office currently designed as open plan space with managers office, staff welfare with kitchen, DDA compliant WC, Male WC. In addition, there is a server room and storage room. Mezzanine storage over the office.

Both warehouses have a power supply of 100Amp 67KVA.

Externally a further detached workshop of 1,361sq.ft / 126sq.m which could be used for a variety of other uses.

## AGENTS NOTE

The landlord is preparing a comprehensive programme of works at the end of the current lease. Please check with Listers for further information.





SECOND FLOOR  
APPROX. FLOOR  
AREA 208 SQ.M.  
(2239 SQ.FT.)

FIRST FLOOR  
APPROX. FLOOR  
AREA 149 SQ.M.  
(1604 SQ.FT.)

GROUND FLOOR  
APPROX. FLOOR  
AREA 1654 SQ.M.  
(17804 SQ.FT.)

Units 1-4 Cadleigh Units, Cadleigh Close, Lee Mill, Ivybridge, PL21 9GB  
For identification only - Not to scale.

## Accommodation

Floor (GIA)	Area sq.m	Area sq.ft
Warehouse 1 & 2	634	6,824
Warehouse 3	894	9,633
Mezzanine	23	252
Workshop	126	1,361
Total	1,677	18,070

## Business Rates

We refer you to the website:  
[www.tax.service.gov.uk/view-my-valuation/search](http://www.tax.service.gov.uk/view-my-valuation/search)

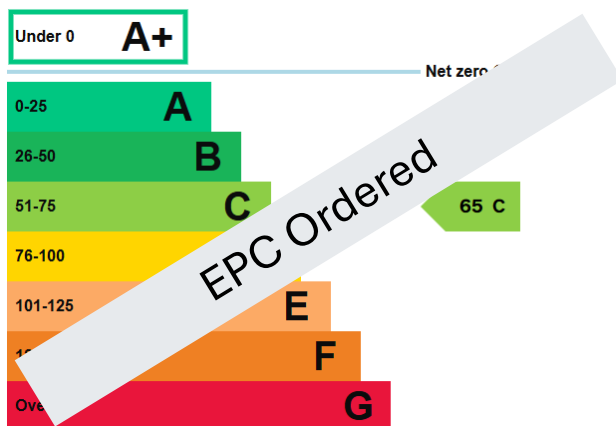
We advise that interested parties make their own enquiries.

## Availability

The current lease ends in June 2026 and will be available on a new lease (terms to be agreed) from July 2026 following refurbishment.

The property is to let as a whole on a new full repairing and insuring lease, at an initial rent from £150,000pa +VAT subject to contract and terms.

## Energy Performance



## Planning

Suitable for uses falling within Class B1 (light industrial), B2 (industrial) or B8 (storage/distribution) of the Use Classes Order 1987 or 2020, subject to any statutory consents required.

Other uses under new Class E Planning may be considered at the discretion of the Landlord.

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## Services

All Mains Services are connected along with 3- phase power.

## Viewings & Further information

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