

INDUSTRIAL
OFFICE
RETAIL

TO LET

SUBSTANTIAL YARD AREAS WITH EASE OF ACCESS TO A38 DUAL CARRIAGEWAY

Yards available from approximately 0.5 – 1.5 Acres

**REDLAKE TRADING ESTATE, BITTAFORD,
NEAR IVYBRIDGE, DEVON, PL21 0EZ**



This well-located Yard area offers a range of sizes from 0.5 – 1.5 Acres, much of which is surfaced with tarmac, the remainder with a hard cored surface. The yards are gently sloping and can be serviced if required. The yards are conveniently sited adjacent to the A38 dual carriageway, linking Exeter and Plymouth and offering easy access to all main road networks in Devon. The premises would suit a variety of potential users, including vehicle / plant storage.

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SITUATION AND DESCRIPTION

The Redlake Trading Estate is in a convenient location close to the A38 Dual Carriageway linking Exeter with Plymouth, and joining into the M5 Motorway network at Exeter. Plymouth is approximately 15 miles distant, Exeter 35 miles, Newton Abbot 19 miles and Torquay 21 miles distant. The units are located to the North of the A3213 just 2.5 miles from the A38 Dual Carriageway with the local centre of Ivybridge (population 12,000) being just 1.5 miles away with a good range of local amenities, with Totnes and Newton Abbot offering a wider range including retail, education and leisure facilities. The Business Park is well placed to serve the wider South Hams area, which has a total catchment of some 500,000 plus overflow business from Plymouth. On the Southern Boundary is the main London Paddington to Penzance Railway Line providing a link to Plymouth from Ivybridge (1.6 miles to the west)

The Trading Estate forms a range of Industrial / Warehouse units on a spacious landscaped site, together with these 2 large Yard areas which are currently available. The main Yard can offer storage of 0.77 to 1.4 Acres with a further yard of 0.36 of an acre also available. Both Yards are currently not fenced, but this can be completed by the Landlords prior to occupation. Services can be provided to an agreed point should the tenants require to install a Portacabin Office / Welfare facilities on the site. Both Yards are available on flexible terms and would suit a variety of potential users, including vehicle / plant / material storage, subject to the necessary consents.

ACCOMMODATION

Brief details of the accommodation with approximate maximum internal dimensions are as follows:-

Yard No 0.77 - 1.4 Acres 86m x 65m (282' x 213') max

Currently approximately half of this area is surfaced with tarmac, the other half will be graded and hardcored. The front of the Yard will be secured with new fencing to include double entrance gates off the main estate road. This yard is available as a whole, or can be subdivided into 2 parts.

Yard No 2 – 0.4 Acre

49m x 31m (160' x 102') max

Recently regraded and to be surfaced with hard core. Again the front of the Yard will be secured with new fencing to include double entrance gates off the main estate road.

RENT

A headline rent for the Yards are as follows, and are all plus VAT.

Yard No 1 - 1.40 Acres - £49,500 pax (£0.82 per sq.ft)

Yard No 1 - 0.77 Acre - £29,500 pax (£0.88 per sq.ft)

Yard No 2 - 0.36 Acre - £14,500 pax (£0.92 per sq.ft)



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Yard No 1



Yard No 1

LEASE

A new 6, year lease is available contracted outside of the Landlord and Tenant Act. A rent review and tenant only break clause will also exist at the end of the 3rd year. The tenants will be responsible for maintaining the yard surface and any fencing. Included within the rental figure will be the costs of external landscaping and maintenance of all the estate roads etc. The tenants are to arrange their own occupational insurance.

SERVICES

Mains electricity, water and drainage are available to the site if required. Full details on request.

LEGAL COSTS

A contribution of £350 plus VAT is required towards the Landlords administration and legal costs, including abortive costs, for the setting up of the new lease.

RATES

Rateable Value: - To be assessed

Rates Payable: - To be confirmed

The premises will require to be assessed, and therefore interested parties are encouraged to speak to the Business Rates department of South Hams District Council on 01803 861234

VIEWING

Strictly by prior appointment only please with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0506)



Yard No 2



Yard No 2



FAO. Tony Noon

Tel. **01392 691007**

Mob. 07831 273148

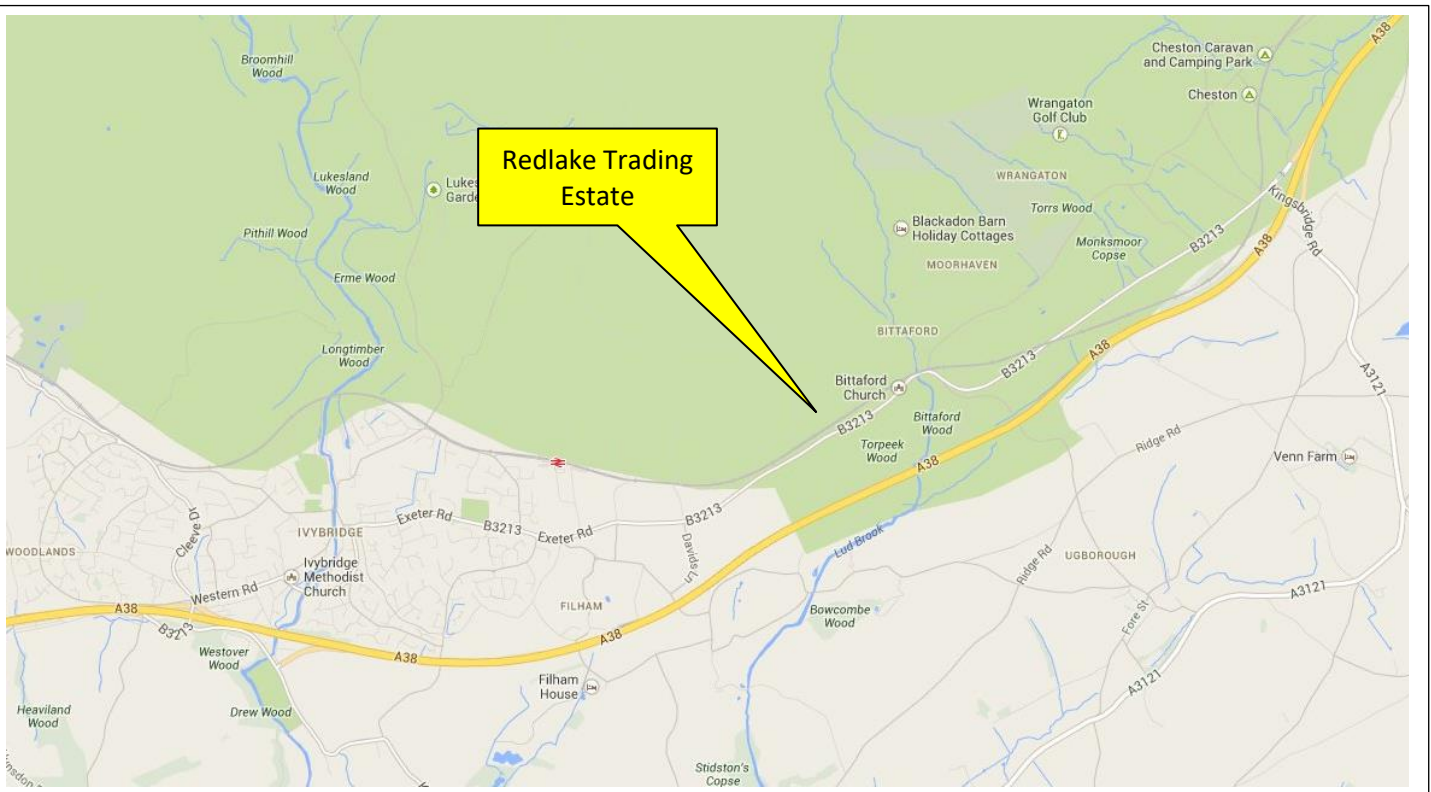
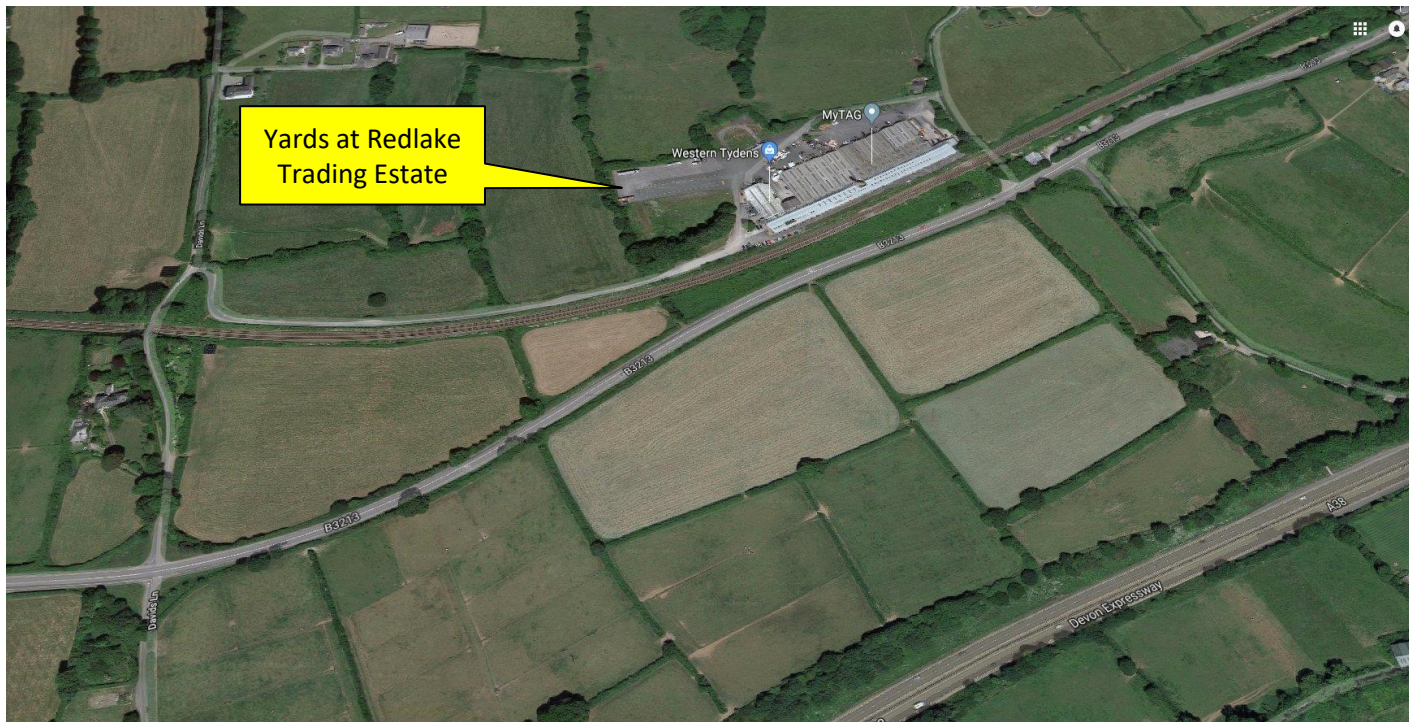
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Property Misdescriptions Act: For clarification, we wish to inform prospective purchasers / tenants that we have prepared these sales / lettings particulars as a general guide. We have not carried out a detailed survey nor tested the services, appliances and specific fittings. Room sizes should not be relied upon for carpets and furnishings. No person representing NOON ROBERTS has any authority to make or give any representation or warranty whatsoever in relation to this property. Floorplans are for illustrative purposes only. Please note that NOON ROBERTS uses every endeavour to ensure the accuracy of its floorplans, however this plan is not necessarily drawn to scale and is intended to provide an approximate layout only. If any of the elements of the plan are important to you, please carry out your own inspection or contact NOON ROBERTS. All rentals and prices are exclusive of VAT where applicable.