



# TAYLOR SON & CREBER

CONSULTANT SURVEYORS



## UNIT 12 BLAIR ROAD, FILHAM MOOR INDUSTRIAL ESTATE, IVYBRIDGE, PL21 0UR

**£0 (Per Annum)**

INDUSTRIAL WAREHOUSE OFFICE UNIT IN EXCELLENT LOCATION CLOSE TO THE CENTRE OF IVYBRIDGE WITH EASY ACCESS TO THE A38 DEVON EXPRESSWAY, CURRENTLY ARRANGED TO PROVIDE 368.6m<sup>2</sup> (3,968 sq ft)

THE PREMISES HAVE UNTIL RECENTLY BEEN OCCUPIED BY WEATHERSHIELD DOUBLE GLAZING AND BENEFIT FROM A HIGH OFFICE RATIO WHICH COULD BE INCREASED IF DESIRED, SUBJECT TO ANY NECESSARY CONSENTS.

THE PREMISES ARE AVAILABLE ON A NEW LEASE, LENGTH NEGOTIABLE AND CAN BE ADAPTED TO YOUR REQUIRED SPECIFICATION SUBJECT TO ANY NECESSARY CONSENT.

RENT BY NEGOTIATION

Ref No. TSC0990

Unit 12 Blair Road  
Filham Moor Industrial Estate  
Ivybridge  
PL21 0UR



Tel: **01752 20 20 35**  
[www.taylorcreber.co.uk](http://www.taylorcreber.co.uk)



Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys.

Messrs Taylor Son & Creber for themselves and for the vendors or lessors of this property whose agents they are give notice that: i) the particulars are set out as a general outline for the guidance of intending purchasers or lessees and do not constitute nor constitute part of an offer or contract; ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; iii) no person in the employment of Messrs Taylor Son & Creber has any authority to make or give any representation or warranty whatever in relation to this property.



## **Location:**

Filham Moor Industrial Estate is located opposite one of this popular town's main car parks within a short walk of the town centre. Please see attached location plan.

## **Description:**

A **detached** industrial unit which has been adapted by the previous tenant to provide showroom, offices and production area.

The **accommodation** can be adapted to suit any tenant's particular requirements subject to the necessary planning consents being obtained.

## **Accommodation:**

On a gross external basis – 12.1m x 18.3m = 221.43m<sup>2</sup> (2,303 sq ft) with internal eaves 4.8m (16') min.

The unit has a mezzanine floor to the front of 76.68m<sup>2</sup> (825 sq ft) approx which provides additional offices and showroom.

The front roller shutter door has been enclosed but we understand still works.

The rear production area has the benefit of 2 roller shutter doors although one is restricted by a storage mezzanine floor extending to 69.46m<sup>2</sup> (748 sq ft).

## **Services:**

We understand that mains water, drainage and 3 phase electricity are connected.

## **Rateable Value:**

The 2005 rating list shows the rateable value as £11,750.

## **Lease:**

A new lease is available, length negotiable, subject to 3 yearly upward only rent reviews.

## **Rental:**

This will be subject to negotiations once a final specification is agreed for the premises.

## **Viewing:**

Strictly by prior appointment with the vendor's sole agents Taylor Son & Creber 01752 202035

## **VAT:**

All prices quoted are exclusive of VAT where chargeable.