

FOR SALE

SUBSTANTIAL INDUSTRIAL SITE COMPRISING RANGE OF WAREHOUSES, OFFICES AND YARD AREAS CONVENIENTLY LOCATED NEXT TO A38 EXPRESSWAY

Approximately 6,690 sq.m (72,020 sq.ft) on a site of over 9.7 Acres
Part Vacant so suitable for Owner Occupation and part let, producing a useful Income

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



This well located Industrial / Warehouse complex is 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 are currently almost 100 % let to a wide range of tenants with the potential to increase this with further development of the site, subject to the usual consents. Alternatively, an owner occupier could gradually take space back for their own occupation.

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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 Exeter or Plymouth from Ivybridge (1.6 miles to the west)

The Trading Estate comprises a large single building of Warehouse and Offices that has been subdivided to provide accommodation of varying sizes. The premises were originally used for the transportation of china clay, and then occupied by an agricultural machinery dealership and workshop. More recently the premises has been subdivided and multi-let.

The property forms a terrace of warehouses, fronted by two storey offices. The warehouses have natural stone wall with steel portal frame construction. To the western end of the terrace is a modern steel portal frame extension. Access is via a combination of roller shutter doors throughout the accommodation, including access ramp to the centre of the warehouse units. To the rear and side are a number of yard areas which are part tarmacadam and part hardcore. The space is varied and suitable for a wide variety of potential users, subject to the usual consents.

ACCOMMODATION

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

Warehouse Area No 1	202 sq.m (2,175 sq.ft)
Warehouse Area No 2	202 sq.m (2,175 sq.ft)
Warehouse Area No 3	425 sq.m (4,574 sq.ft)
Warehouse Area No 4	593 sq.m (6,383 sq.ft)
Warehouse Area No 5	705 sq.m (7,588 sq.ft)
Warehouse Area No 6	298 sq.m (3,207 sq.ft)
Warehouse Area No 7	279 sq.m (3,003 sq.ft)
Warehouse Area No 8	281 sq.m (3,028 sq.ft)
Warehouse Area No 9	283 sq.m (3,049 sq.ft)
Storage Area in front of Units 6 – 9	525 sq.m (5,651 sq.ft)
Warehouse Area No 10	682 sq.m (7,340 sq.ft)
Warehouse Area No 11	922 sq.m (9,925 sq.ft)
Ground Floor Office Accommodation	211 sq.m (2,270 sq.ft)
Ground Floor Workshops	149 sq.m (1,600 sq.ft)
First Floor Office Accommodation	486 sq.m (5,230 sq.ft)
First Floor Workshops	440 sq.m (4,736 sq.ft)

Yard Area - Tenanted	Approx. 5,000 sq.m (1.25 Acres)
Yard Area - Vacant	Located to the rear of the Units

Bungalow	2 bedroom detached bungalow
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EXTERNALLY

The estate is accessed from either side via either a private entrance drive from the South or from a side road to the North. The estate has ample car and lorry parking plus unloading areas for the various units and offices, plus 2 large Yard Areas, one of which is currently tenanted, the other vacant.

RENTAL SCHEDULE

Flexible tenancies have been granted with the estate currently enjoying a 100% occupancy. The current total rent roll is approximately £224,000 per annum.

PRICE

Offers are sought in excess of £2,000,000 for this substantial freehold property creating a gross initial yield just exceeding 11% after purchase costs, and offering an opportunity for an investor to increase this with further development of the site or the undeveloped yard areas.

SERVICES

Mains electricity (including 3 phase) and mains water are available with a private drainage system for the estate.

RATES

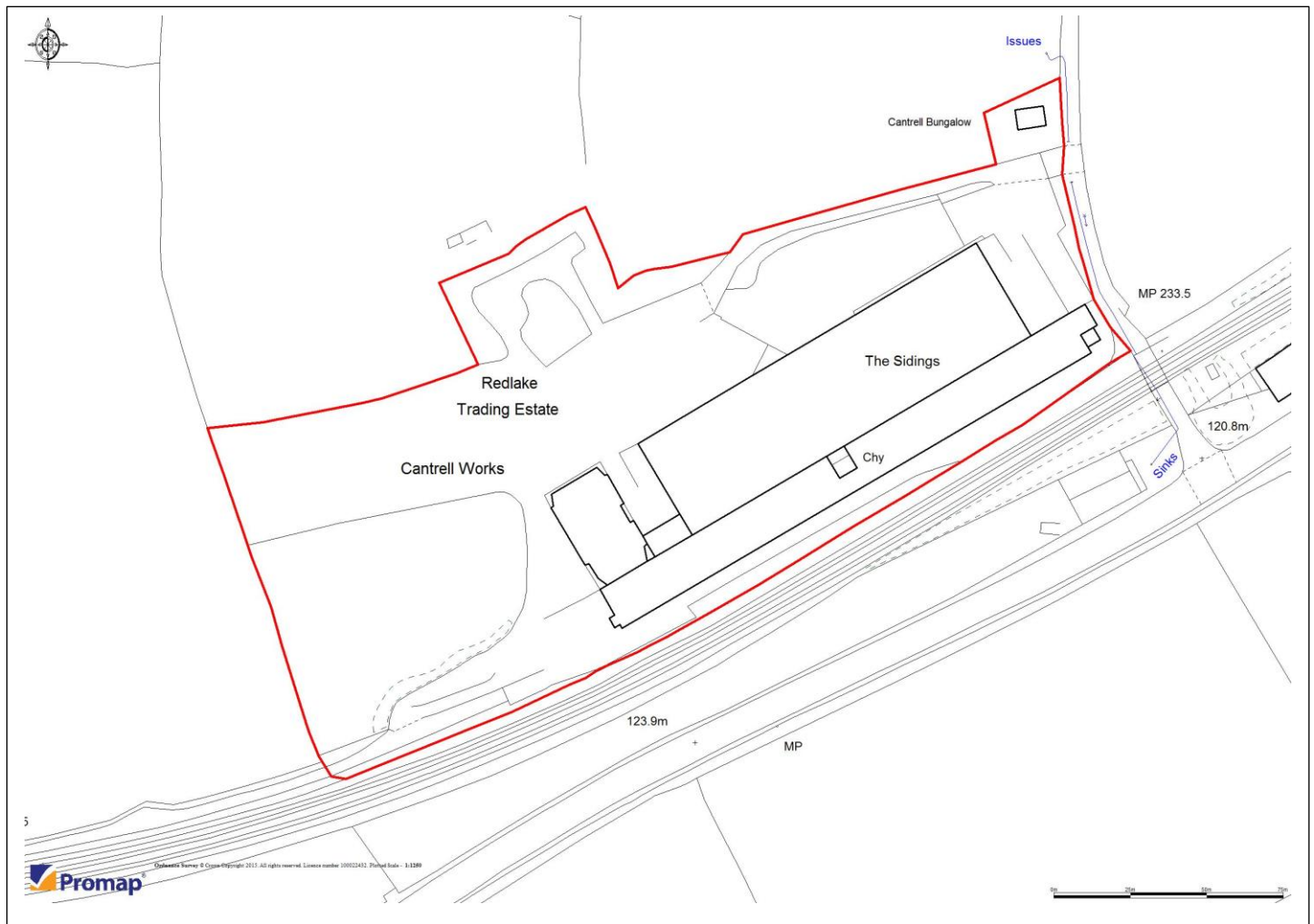
Most of the units are separately assessed, with the tenants all responsible for their own Rates liability.



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VAT

All rents quoted are plus VAT at the prevailing rate. The sale price will also be subject to VAT in this instance.

LEGAL COSTS

Each party to bear their own costs for a sale of the freehold.

VIEWING

Strictly by prior appointment only please with the sole agents, for the attention of Tony Noon - (07831 273148) Ref (0425)



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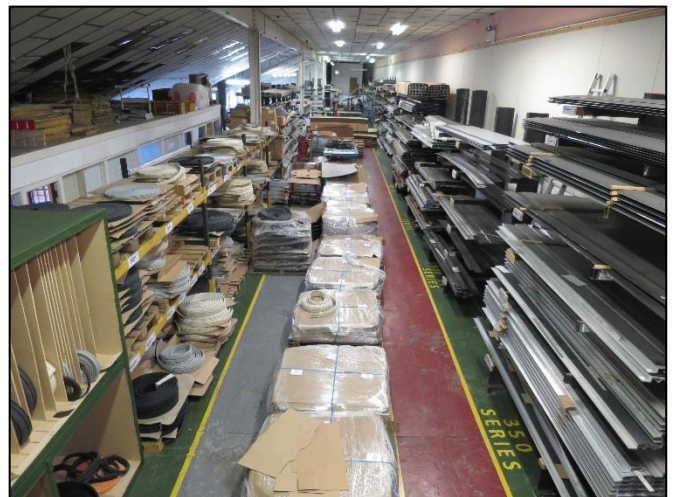
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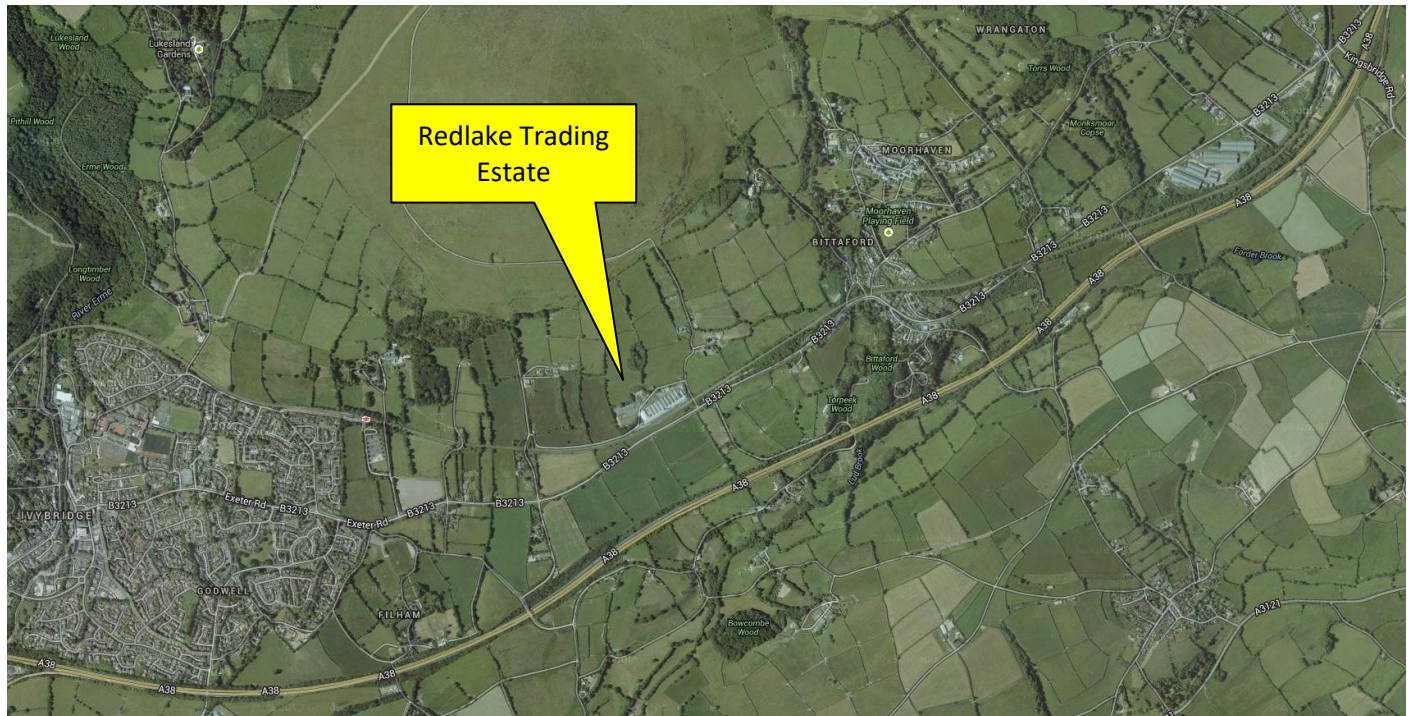
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Energy Performance Certificate Non-Domestic Building



Redlake Trading Estate
IVYBRIDGE
PL21 0EZ

Certificate Reference Number:
9369-3099-0421-0390-9425

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

114 This is how energy efficient the building is.

Technical Information

Main heating fuel: Oil
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 9765
Building complexity (NOS level): 3
Building emission rate (kgCO₂/m²): 85.21

Benchmarks

Buildings similar to this one could have ratings as follows:

28 If newly built
76 If typical of the existing stock

Green Deal Information

The Green Deal will be available from later this year. To find out more about how the Green Deal can make your property cheaper to run, please call 0300 123 1234.