



THE SIDING, CANTRELL, BITTAFORD, IVYBRIDGE, PL21 0DR

TO LET £15,000pa

Listers
~ PROPERTY CONSULTANTS

LOCATION:

Cantrell Works is located adjacent to the B3213 between Bittaford and Ivybridge close to the new Filham Residential new homes on the eastern gateway to Ivybridge. Ivybridge is an expanding commuter town conveniently positioned on the A38 giving access to Plymouth and Exeter.

DESCRIPTION:

The workspace has been extensively refurbished to a high standard and offers entrance reception foyer with pair of good sized offices either side.

The reception provides access to a welfare area with breakfast bar, sink with drainer unit, wall mounted cupboards, undercounter hot water heater.

The pair of offices enjoy an easterly aspect to the parking area and are comprehensively fitted with dado trunking, ample power points and LED ceiling mounted lighting and electric panel heating.

Externally there is generous parking on a hardcore surfaced yard with concrete hardstand.

SCHEDULE OF ACCOMMODATION:

Gross internal area: 845sq.ft / 78 sq.m

SERVICES:

Mains single phase power. Mains water and private drainage (septic tank).

LEASE TERMS: (subject to contract)

The property is available immediately on new FR&I leasehold with terms to be agreed, at an annual rental price of £15,000pa.

All the above rentals are quoted exclusive of VAT. Each party to bear their own legal costs.

AGENTS NOTE:

Access to the remaining land beyond the fenced area will be retained by the landlord. Further external yard space could be available by separate negotiation.

BUSINESS RATES:

We refer you to the government website: www.tax.service.gov.uk/view-my-valuation/search.

To find out how much business rates will be payable there is a business rates estimator service via the website.

ENERGY PERFORMANCE CERTIFICATE:

The energy rating for this property is to be confirmed.

ANTI-MONEY LAUNDERING:

A successful tenant will be required to provide relevant information to satisfy the AML requirements when Heads of Terms are agreed.

VIEWING AND CONTACT INFORMATION:

Strictly through Listers. Please contact:-

Gareth Forrest | 01752 858192 | Email gareth@listers.uk.com







AGENTS NOTE: Listers Property Consultants Ltd for themselves and for the Vendor/s or lessor/s of this property give notice: [a] These particulars are for an intending purchaser or tenant and although they are believed to be correct their accuracy is not guaranteed and any error or misdescriptions shall not annul the sale or be grounds on which compensation may be claimed and neither do they constitute any part of a Contract: [b] No responsibility is taken for expenses incurred should the property be sold, let or withdrawn before inspection: [c] None of the services or appliances, plumbing, heating or electrical installations have been tested by the selling agent. Listers Property Consultants Ltd is registered in England and Wales under Registration No.08473324. The Registered Office is 2 Old Bridge Street, Truro, TR1 2AQ. VAT Registration No.159 0357 01