



FREEHOLD FOR SALE

# 2 Central Avenue, Lee Mill, Plymouth

DEVON PL21 9PE



Total area of buildings -  
14,679 sqft (1,364 sqm)

Site Area of 2.05 Acres. (0.83 Ha)



## Location

Lee Mill Industrial Estate is situated near the town of Ivybridge in the South Hams with the City of Plymouth 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.



## The Property

The site is situated at the junction of North Road and Central Avenue and comprises a factory at the higher level and an open area below where a previous property was demolished to create a large surfaced car park area.

The building was constructed in the 1960's and comprises a single bay steel portal frame with corrugated pressed steel cladding to the walls and overlaid roof. There is a minimum height to underside of eaves at 6.5m which offers a clear uninterrupted work space to the main building. There are 2 operational gas fired heaters, tungsten lighting and a concrete floor.

A linked building provides a canteen, offices and toilets on ground floor with mezzanine storage above.

Externally the split level site is hard surfaced with established landscaping around the boundary which is secured with a steel palisade fence. There are a number of small storage buildings of masonry/stone construction.

## Accommodation

The gross internal floor areas are as follows:

	Sq.m	Sq ft
Main building	1013.9	1,363.7
Extension	164.2	1,767
Mezzanine	104.2	1,767
Outbuildings	81.4	876
TOTAL	1,363.7	14,679

## The Site

This large rectangular site extends to 0.83 Hectares or 2.05 acres which represents a very low site coverage for the buildings of 16.5%.

## Services

All mains services are available including gas, water, drainage and electricity (3 phase).

## Rating and Energy performance

The property has a Rateable value of £55,000 in the 2021 rating list

An Energy Performance Certificate (EPC) is available on request.

## Terms

Offers are invited for the freehold of the whole and interested parties should contact the agent for further information regarding viewing arrangements.



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### Viewing

For further information or to make an appointment please contact:

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