



MONK
&
PARTNERS

OFFICES

***LEE MILL BRIDGE
LEE MILL, IVYBRIDGE
DEVON, PL21 9EF***



62.08 sq m – 222.59 sq m (668 sq ft – 2,396 sq ft) Approx

- ◆ *New and refurbished units*
- ◆ *Air conditioned*
- ◆ *Prominent and convenient location*
- ◆ *Flexible terms*
- ◆ *Car parking*

TO LET

A0165

4 The Crescent • Plymouth • Devon • PL1 3AB • Tel. 01752 255222 • Fax. 01752 251100

SITUATION:

Situated adjacent to Lee Mill Woollens, fronting the main thoroughfare through Lee Mill and just off the A38 Trunk Road.

Ivybridge is situated approximately 3 miles east, with Plymouth approximately 8 miles west.

DESCRIPTION:

Comprising existing and new structures with a mixture of pitched slate and profiled steel sheet cladding, with part original stone building and steel portal frame with solid concrete floors.

Largely open plan and office space available with comfort cooling, suspended ceilings, integral lighting, WC's, etc. There is ample parking available and included within the rental.

ACCOMMODATION:**Unit 2: OPEN PLAN OFFICE**

(Entrance to the front of the building)
62.08 sq m (668 sq ft) approx.

UNIT 9: MAINLY OPEN PLAN OFFICE

(Entrance to the rear of the building)
160.51 sq m (1,728 sq ft)

UNITS 1 & 9 (total)

222.59 sq m (2,396 sq ft)

SPECIFICATION:

- ◆ *Suspended ceilings*
- ◆ *Air conditioning*
- ◆ *Recessed CAT 2 type lighting*
- ◆ *Double glazed windows*
- ◆ *Disabled & standard W/C's*
- ◆ *Fitted blinds*
- ◆ *Carpets*

SERVICES:

We understand mains water, electricity and drainage are connected to the property.

RATES:

We understand the properties are included within the 2010 Rating List as follows:-

Unit 1: To be assessed
Unit 9: £14,000

TERMS:

The premises are available on a new lease(s) for a flexible term(s), subject to three yearly rent reviews and drawn on full repairing and insuring terms.

RENT:

Upon application.

LEGAL COSTS:

Ingoing tenants will be responsible for both parties legal costs incurred in the transaction.

VAT:

All figures within these terms are exclusive of VAT where chargeable.

EPC:

An EPC Certificate for the various suites will be available upon request from the agents.

VIEWING AND FURTHER INFORMATION:

Strictly by prior appointment only through sole agents:-

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4 The Crescent
PLYMOUTH
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SUBJECT TO CONTRACT

Monk and Partners supports the aims and objectives of the code of practice on commercial leases in England and Wales which recommends that you seek professional advice before entering into a tenancy agreement. Please refer to:

www.commercialleasecodeew.co.uk