



**4 Wilderbrook Way, Mullacott
Cross Industrial Estate,
Ilfracombe, Devon. EX34 8FN**

Status: Let

**Price: Confidential Agreement
reached**

**2,000 sq. ft. Business Unit (185m)
on well know Trading Estate at
Mullacott Cross, Ilfracombe"**

- Established trading Estate
- 2,000 sq. ft. ground (185m2)
- 700 sq. ft. mezzanine office (68m2)
- Opposite Screwfix & Howdens
- Easy access A361
- Early occupation available

Ref: UW897

SOLE LETTING AGENTS

SITUATION AND LOCATION

The Mullacott Cross Industrial Estate is a well-established employment location to the south of Ilfracombe town centre. The development is located off the A3123 approximately 17 kilometres north of Barnstaple. Other occupiers on the estate include St Austell Brewery and Philip Dennis Frozen Foods. The subject site comprises the 2nd phase of the development, Phase 1 having been occupied in its totally by Howdens Joinery. Screwfix have also taken a 372 sq.m . (4,000 sq.ft.) unit for a trade supplies counter unit within the 2nd phase. Building of the final two terraces was completed in 2019 and is fully LET. Unit 4 is just available for re-letting.

DESCRIPTION

The development comprises three terraces of employment units which were completed in 2019, the Terrace comprises 5 units of circa 186 sq. m. (2,000 sq. ft.) and are all LET. Unit 4 has just become available for re-letting.

The construction is of block with steel portal frame under a pitched insulated steel roof incorporating translucent panels. The elevations are part brick and clad incorporating a full height sectional HGV door together with separate double glazed entrance door and side panel. Each unit has 3 x designated parking bays. 23' max. headroom (7m)

ACCOMODATION

Main workshop area accessed via roller shutter and separate, personal doors

2 x WC's (storage space above)

The ground floor is fully carpeted. Single drainer - sink unit. Beneath OFFIC MEZZANINE is the following: -

KITCHEN / STAFF REST/MEETING ROOM - 20'6" X 16'6" (6.3M X 5M). Suspended ceiling with recessed down-lighters, Haverland electric panel heater, fitted kitchen unit and high breakfast-counter, 2 built in cupboards.

STUDIO AREA - 17'6" x 18'6" (5.3m x 5.7m). Stage lighted for photography.

ON MEZZANINE LEVEL

OFFICE 1 - 25' X 19' 3" (7.6m x 5.9m). Fitted carpet, clear windows overlooking 'shop floor', Haverland electric panel heater.

Leading to: -

OFFICE 2 11'5" x 19'3" (3.5 x 5.9m)

RENT -

£15,000 per annum plus VAT

VAT

VAT is applicable to the rent and service charge.

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

To view the property, contact the SOLE Letting Agents.

Contact: 01271 378731 Dean Warmington. Mobile: 07971 830881.

Email : dean@underwoodwarmington.com

Website: www.underwoodwarmington.com

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