



TO LET

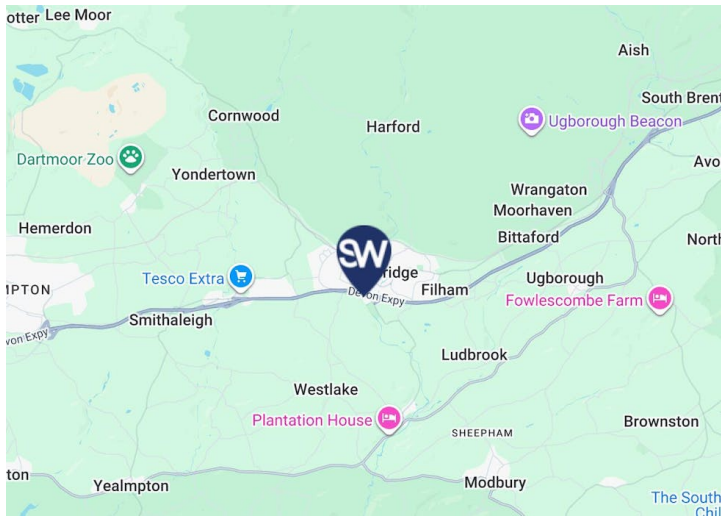
809 SQ FT
(75.16 SQ M)

**TO LET - Light industrial /
warehouse premises**

- To Let
- Rent - £8000pa
- New Lease
- 3 parking spaces
- Close to Ivybridge junction of A38
- 809 sq.ft

Unit 20

Westover Industrial Estate, Ivybridge, PL21 9ES



Summary

Available Size	809 sq ft / 75.16 sq m
Rent	£8,000 per annum
Rates Payable	£2,944.10 per annum Based upon 2023 Valuation.
EPC	E (119)

mark.slade@sw.co.uk

Description

Westover comprises a development of 24 industrial units arranged in two blocks of three terraces. Floor areas range from 500 - 1,802 Sq Ft providing a total floor area of 2,135 sq m (22,986 Sq Ft). All units benefit from roller shutter vehicle doors and separate pedestrian access.

The units are of steel portal frame construction with brick and profile clad elevations and roof.

Location

Situated within half a mile of the main Ivybridge junction of the A38 Devon Expressway 12 miles east of Plymouth and 43 miles south west of Exeter. The property fronts the B3213 on the south side of the A38. The Industrial Estate is well placed to serve the Town as well as the wider South Hams area. The Town of Ivybridge on the north side of the A38 Devon Expressway is an attractive and ancient Town on the edge of the Dartmoor National Park. It has a population of just over 12,000 providing a good source of labour and business.

Viewings

By appointment with the SOLE AGENTS

Sanderson Weatherall

Contact: Mark Slade

Tel: 01752 936101

Email:

Energy performance certificate (EPC)

Urban Planters
Unit 20
Westover Industrial Estate
Ermington Road
IVYBRIDGE
PL21 9ES

Energy rating

E

Valid until 24 January 2031

Certificate number

2311-2287-3627-7139-7445

Property type

B1 Offices and Workshop businesses

Total floor area

78 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

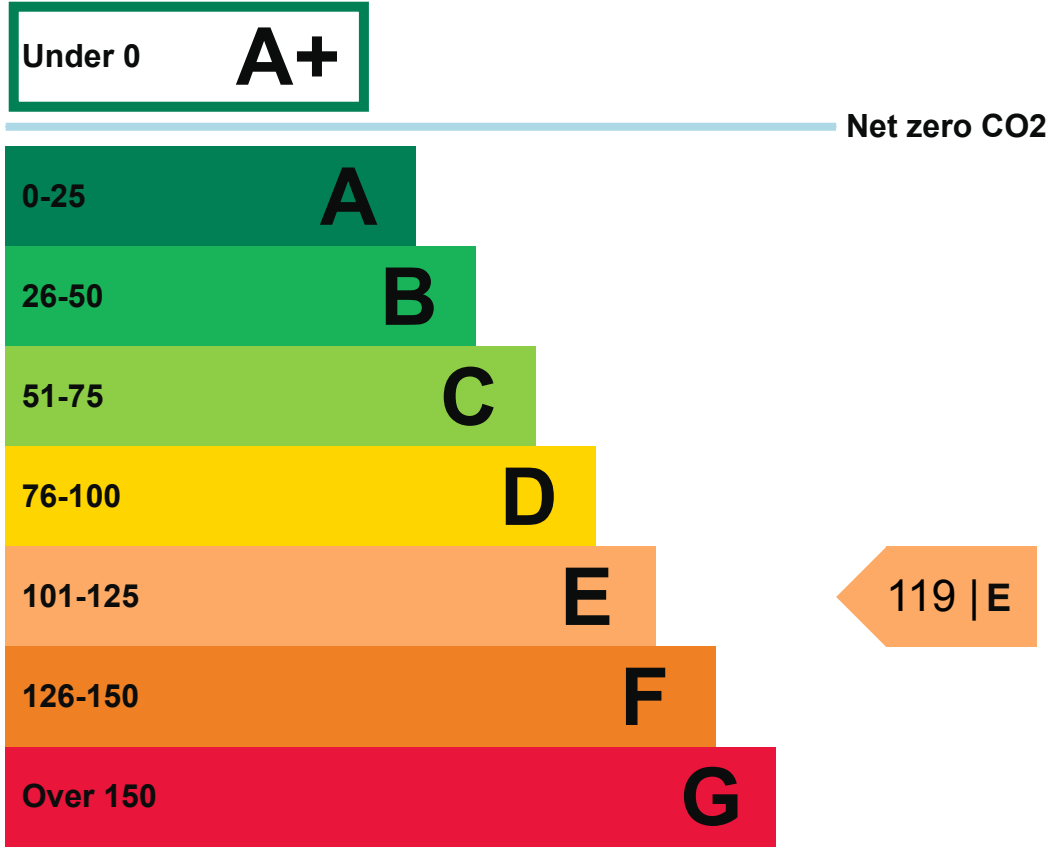
If a property has an energy rating of F or G, the landlord cannot grant a tenancy to new or existing tenants, unless an exemption has been registered.

From 1 April 2023, landlords will not be allowed to continue letting a non-domestic property on an existing lease if that property has an energy rating of F or G.

You can read [guidance for landlords on the regulations and exemptions](https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf) (https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/824018/Non-Dom_Private_Rented_Property_Minimum_Standard_-_Landlord_Guidance.pdf).

Energy efficiency rating for this property

This property's current energy rating is E.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built



If typical of the existing stock



Breakdown of this property’s energy performance

Main heating fuel

Grid Supplied Electricity

Building environment

Heating and Natural Ventilation

Assessment level

3

Building emission rate (kgCO₂/m² per year)

25.7

Primary energy use (kWh/m² per year)

152.01

► [What is primary energy use?](#)

Recommendation report

Guidance on improving the energy performance of this property can be found in the [recommendation report \(/energy-certificate/1116-4498-5027-1343-5826\)](/energy-certificate/1116-4498-5027-1343-5826).

Contacting the assessor and accreditation scheme

This EPC was created by a qualified energy assessor.

If you are unhappy about your property's energy assessment or certificate, you can complain to the assessor directly.

If you are still unhappy after contacting the assessor, you should contact the assessor's accreditation scheme.

Accreditation schemes are appointed by the government to ensure that assessors are qualified to carry out EPC assessments.

Assessor contact details

Assessor's name

Philip Aston

Telephone

07966298014

Email

phil@astonenergysw.com

Accreditation scheme contact details

Accreditation scheme

Stroma Certification Ltd

Assessor ID

STRO016817

Telephone

0330 124 9660

Email

certification@stroma.com

Assessment details**Date of assessment**

22 January 2021

Date of certificate

25 January 2021

Employer

Aston Energy South West

Employer address

31 Dean Hill, Plymouth, Devon, PL9 9AF

Assessor's declaration

The assessor is not related to the owner of the property.

Other certificates for this property

If you are aware of previous certificates for this property and they are not listed here, please contact us at mhclg.digital-services@communities.gov.uk, or call our helpdesk on 020 3829 0748.

There are no related certificates for this property.