



**TO LET**

**Unit 3**

Mullacott Cross Industrial Estate, Ilfracombe, EX34 8PL

Mid-terrace light industrial unit with parking - 2,920 sq ft (271 sq m) net approx



# Location

Mullacott Cross Industrial Estate is situated approximately 3km (5 minutes drive) south of Ilfracombe along the A361. Located on the A3123 to the east, the Estate serves the North Devon coast, with convenient access to the A39 and North Devon Link Road (A361) from Barnstaple, situated 16 km to the south.

The Estate has expanded considerably over the years and now attracts a wide range of local and national businesses, including; Howdens, Screwfix, Jewsons, the RNLI, Investacast and Savona Food Service, amongst many others.



**M5  
(Tiverton)**



**76 km south east**

**A361  
(Barnstaple)**



**16 km south east**

**Bideford**



**32 km**

**Braunton**



**10 km**

# Accommodation

## Description

The property comprises a mid-terrace light industrial unit of steel portal frame construction. The property provides an insulated roof, large electrically operated roller door, three double-glazed uPVC windows and a personnel/customer entrance door to the front elevation.

Internally the property provides open plan warehouse accommodation providing minimum eaves height of approximately 4.5m and suspended lighting, with WCs to the rear. The property also benefits from security bars to the rear windows and fire exit.

The unit is currently occupied by the adjacent tenant, so the two openings into the adjacent unit will be filled in at the point of letting.

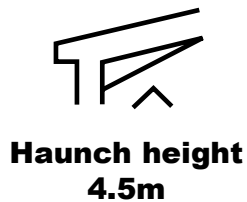
## Parking

The property provides parking spaces for 4 cars (or 5 if parked in front of roller door).

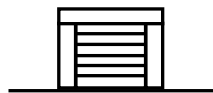
## Services

We are advised that all main services are connected to the premises. We confirm that we have not tested any of the service installations and any occupier must satisfy themselves independently as to the state and condition of such items.

Area	Sq ft	Sq m
Ground floor warehouse	2,920	271
<b>TOTAL</b>	<b>2,920</b>	<b>271</b>



**Surface level  
Doors =**



**3-phase Power**



**WC facilities**



**Onsite  
parking**



# Planning | Rates | EPC | Terms

## Planning

We are verbally advised that the accommodation has established planning consent for Use Classes E(g)(iii) (Light Industrial), B2 (General Industrial) and B8 (Storage & distribution) uses but any occupier should make their own enquiries to the Planning Department of North Devon Council.

Tel: 01271 388288 or [Planning and building control | North Devon Council](#)

## Business Rates

We understand the property is currently assessed together with adjacent units held by the same occupier and accordingly requires independent assessment via the VOA.

Interested parties should make their own enquiries to North Devon Council to ascertain the exact rates payable as a change in occupation may trigger an adjustment of the ratings assessment. [www.voa.gov.uk](http://www.voa.gov.uk).

## Energy Performance Certificate

The EPC Rating is B (49) and the full certificate can be provided on request.

## Code for Leasing

For the latest RICS advice on commercial property leasing, please consult the [RICS Real Estate Code for Leasing 2020](#)

## Lease

The property is available by way of a new full repairing lease with terms to be negotiated.

## Rent

The property is offered to let for £17,500 per annum plus VAT.

## Legal Costs

Each party is to be responsible for their own legal costs.

## References/Rental Deposits

Financial and accountancy references may be sought from any prospective tenant prior to agreement. Prospective tenants may be required to provide a rental deposit subject to the landlord's discretion.

## VAT

Under the Finance Acts 1989 and 1997, VAT will be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

## AML

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



# Viewing Arrangements

For further information or to arrange an inspection, please contact the agents:



**Alder King Property Consultants**  
Endeavour House  
Pynes Hill  
Exeter  
EX2 5WH

[www.alderking.com](http://www.alderking.com)

**AK Ref: WA/98954**  
**Date: January 2025**  
**Subject to Contract**



**Danielle Sendra**  
01392 353 080  
078274 841902

[dsendra@alderking.com](mailto:dsendra@alderking.com)

## Important Notice

Alder King LLP is a Limited Liability Partnership registered in England and Wales. No OC306796.  
Registered Office: Pembroke House, 15 Pembroke Road, Clifton, Bristol BS8 3BA.  
A list of all Members is available at the Registered Office.

### 1. Money Laundering Regulations 2017

As part of our obligations under the UK Money Laundering Regulations, Alder King LLP requires any purchaser or tenant to provide information and documentation to satisfy our legal obligations.

### 2. Misrepresentation Act 1967

This marketing brochure is for guidance only and does not form part of any offer or contract and must not be relied upon as statements or representations of fact.

### 3. Control of Asbestos Regulations 2012 (CAR 2012)

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it, to comply with the regulations. The detection of asbestos and asbestos-related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.