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Estuary View, Mullacott Industrial Park

Ilfracombe, EX34 8PL

Prices From £235,000





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PREMIUM NEW INDUSTRIAL & BUSINESS UNITS.
NOW UNDER CONSTRUCTION | COMPLETION ANTICIPATED SEPTEMBER 2026

A rare opportunity to secure a brand-new industrial or business unit within North Devon's established Mullacott Industrial Park.

Designed for modern businesses, Estuary View will deliver seven high-quality units combining energy efficiency, flexible workspace and contemporary design. Occupying an elevated position on the estate, many units enjoy far-reaching views towards the Taw and Torridge Estuary, creating an attractive working environment rarely found within industrial developments.

Whether you're an owner-occupier, investor, growing enterprise, trade business or commercial operator, these units provide a future-ready base in a thriving business location.

With construction now underway and strong early interest, this is an opportunity to secure a unit before completion.

WHY CHOOSE ESTUARY VIEW?

- Brand-new industrial and warehouse units
- Completion anticipated by September 2026
- Established and well-connected commercial location
- Elevated position with far-reaching estuary views
- Excellent EPC A+ target rating
- Solar PV panels to reduce energy costs
- Openreach fibre broadband connectivity
- Electrically operated sectional loading doors
- Allocated parking
- EV charging infrastructure provision
- High-quality insulated construction for superior thermal performance
- Landscaped surroundings designed to enhance biodiversity and appearance
- Anticipated to fall below the £12,000 rateable value threshold and therefore qualify for Small Business Rate

BUILT FOR MODERN BUSINESS

Each unit has been designed to maximise operational efficiency, sustainability and long-term value. Generous eaves heights create flexible working environments with the potential for mezzanine offices or additional storage space (subject to specification and purchaser requirements).

Contemporary full-height glazing provides excellent natural light and creates an attractive frontage suitable for showroom, office or customer-facing uses, while the elevated setting provides pleasant open views across the surrounding countryside and towards the estuary.

SPECIFICATION

- High internal eaves height
- Contemporary aluminium double-glazed windows
- Full-height glazed elevations
- Electrically operated sectional loading doors
- Solar PV roof-mounted panels
- Openreach fibre broadband connection
- Three-phase electricity supply
- 20kN/m² floor loading capacity
- Provision for EV charging points
- High-performance insulated wall and roof systems

Combining low running costs, excellent energy performance and high-quality construction, Estuary View offers businesses an opportunity to own or occupy modern commercial premises built to meet future operational requirements.

The units are anticipated to fall below the £12,000 rateable value threshold and may therefore qualify for Small Business Rate Relief, subject to assessment and confirmation by the local authority.

With limited availability and only seven units being developed, early reservations are strongly encouraged.

UNITS AVAILABLE IN THREE SIZES

From £235,000 – Approx. 996 sq ft (92.5 sq m)
From £255,000 – Approx. 1,066 sq ft (99.0 sq m)
From £375,000 – Approx. 1,550 sq ft (144.0 sq m)

Rental opportunities available upon request.



Road Map



Hybrid Map



Terrain Map



Floor Plan



Viewing

Please contact our Turners Property Centre Office on 01271 866421 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Graph



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