



To Let By Private Treaty Subject to Contract

MODERN BUSINESS UNIT - HIGH SPECIFICATION WAREHOUSE, GROUND AND FIRST FLOOR OFFICES

**UNIT 8A COMMERCIAL POINT,
MULLACOTT CROSS INDUSTRIAL ESTATE, ILFRACOMBE, NORTH DEVON, EX34 8FH**

RENTAL: £19,200 per annum

- Prominent end terrace unit with glazed frontage*
 - Solar panels providing free electricity*
 - High specification unit*
- Ground and first floor offices with reception entrance*
 - Warehousing with eaves height of 18'0 (5.50m)*
 - Available by way of a new lease term*

LOCATION

Mullacott Industrial Estate is within 5 minutes drive of Ilfracombe on the North Devon coast with access from the A361 Mullacott Cross Roundabout. The Estate has seen considerable development and growth over the last few years with an assortment of business operators on the Estate with nationals including Jewsons and Howdens Joinery.

THE PROPERTY AND CONSTRUCTION

Being an end terraced unit, the premises is of steel portal frame construction with block and profiled steel elevations as well as glazed office elevations to the front and side. The ground floor offers a GIA 2,304 sq.ft (214 sq.m) incorporating a ground floor reception entrance, interview office, toilet facilities and warehousing / workshop space of 1,534 sq.ft (143 sq.m). There is a first floor which provides an additional 1,028 sq.ft (96 sq.m) the majority of which provides dual aspect office accommodation. Further specification includes roller shutter door, separate personnel door access, Three Phase electricity, 15% translucent roof panels, internal block work to circa 7` (2.15m), power floated floor, fire alarm, emergency lighting, car parking to the front of the premises as well as solar panels which produce electricity for the unit.

THE PROPOSAL

The premises are available by way of a new lease with short and long term propositions considered upon merit. The lease is to be held on full repairing and insuring terms with a monthly service charge plus an annual buildings insurance premium of £531 estimated.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £15,500 Rates Payable: £7,471 based on uniformed business rate of 48.2p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

THE ACCOMMODATION (comprises)

GROUND FLOOR

GIA 2,304 sq.ft (214 sq.m) incorporating:-

Reception lobby and office 39`10 x 19`4 (12.15m x 5.90m) with double glazed personnel access door, interview office and toilet facilities

Warehouse / Workshop

39`4 x 39`0 (12.0m x 11.90m) Roller shutter door, power floated floor, 15% translucent roof panels, eaves height of 18`0 (5.50m)

FIRST FLOOR

Main Office

GIA 609 sq.ft (57 sq.m) Dual aspect double glazed windows,



carpet, false ceiling with recessed strip lighting, electrical and comms trunking

Mezzanine Office

19`3 x 7`2 (5.85m x 2.20m)

Mezzanine Gallery

18`7 x 7`4 (5.65m x 2.25m)

Mezzanine Store

19`6 x 7`5 (5.95m x 2.25m)

ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

VAT

If applicable, at the prevailing rate.

LEGAL COSTS

Each party to bear their own legal costs.

SERVICES

Mains water, drainage, three phase electricity and gas.



IMPORTANT NOTICE

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1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
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PROPERTY MISDESCRIPTIONS ACT 1993

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

VIEWING

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW
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