



To Let By Private Treaty Subject to Contract

**MODERN BUSINESS UNIT OFFICE AND WAREHOUSE ACCOMMODATION - SOLAR PANELS AND  
ENVIRONMENTALLY FRIENDLY HEATING**

**UNIT 1 LIMEFIELD SOUTH, PATHFIELDS BUSINESS PARK, SOUTH MOLTON, NORTH DEVON, EX36 3LH**

**RENTAL: £18,000 PER ANNUM EXCLUSIVE**

**LOCATION**

South Molton town centre 0.5 mile; Barnstaple 10 miles; Bideford 16 miles; access to the M5 at Tiverton c. 20 miles, as well as good aerial roads leading into Mid Devon.

**THE SITUATION**

The site represents an ideal location for business with direct access to the North Devon Link Road and the gateway to Exmoor.

**THE PROPERTY AND CONSTRUCTION**

Being an end of terrace premises in a terrace of five industrial units. The unit is constructed to a high specification and includes brick facing, electronic automatic roller shutter door, insulated steel profile external panelling, steel profile boxed section, insulated roof panelling with 10% translucent roof panels, power floated floor, toilet and shower facilities, intruder alarm, fire alarm, ground and first floor offices with electrical trunking and warehousing with suitable eaves height for the installation of a mezzanine floor if desired. Solar panels have been fitted to the unit which provides free electricity, approximately 9,500 units per annum. Furthermore the premises has a air source heat pump and a biomass boiler which operate the heating and cooling system within the premises. In total the unit has a gross floor area of 4,090 sq.ft (380 sq.m), which is split approximately 50 : 50 between office space and warehouse space. To the front and side of the premises is a car parking area as well as a spaces available within the communal car park for the Estate.

**THE PROPOSAL**

The premises are available by way of a new lease, with short and long term proposition considered upon merit, with a fixed annual increase of £500 per annum rather than a market value rent review.

**RATES**

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £16,500 Rates Payable: £7,739 based on uniformed business rate of 46.9p in the pound. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

## **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, electricity, drainage, (no gas), telephone connection. Solar panels providing electricity, air source heat pump and biomass boiler fired heat and cooling.

## **THE ACCOMMODATION** (comprises)

### **GROUND FLOOR OFFICES - 1,021 sq.ft (95 sq.m)**

Double glazed entrance door leading to carpeted hallway, internal entrance door to warehouse

### **SHOWROOM / BOARD ROOM**

### **OFFICE**

### **LADIES / DISABLED TOILET**

Low level w.c., wash hand basin



## **GENTS TOILET AND SHOWER FACILITIES**

Low level w.c., wash hand basin, shower

## **RECEPTION OFFICE**

## **KITCHEN**

with eye and base units, worktop, stainless steel single drainer sink

## **WAREHOUSE / INDUSTRIAL UNIT**

1,994 sq.ft (185 sq.m)

## **FIRST FLOOR OFFICES - 1,075 sq.ft (99 sq.m)**

Hallway with carpet

### **OFFICE 1**

Heating and cooling system

### **OFFICE 2**

Heating and cooling system

### **OFFICE 3**

Heating and cooling system



## **IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

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.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

## **PROPERTY MISEDDESCRIPTIONS 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  
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

JD COMMERCIAL,  
42 RIDGEWAY DRIVE,  
BIDEFORD,  
NORTH DEVON, EX39 1TW

TEL: 01237 424053 / 07868 846357



website : [www.jd-commercial.co.uk](http://www.jd-commercial.co.uk)

email : [sales@jd-commercial.co.uk](mailto:sales@jd-commercial.co.uk)