



To Let By Private Treaty Subject to Contract

PRESTIGIOUS FOUR STOREY OFFICE PREMISES - AVAILABLE AS A WHOLE OR INDIVIDUAL FLOORS

BRIGADE HOUSE, ALLHALLAND STREET, BIDEFORD, NORTH DEVON, EX39 2JD

RENTAL: Entire building £20,500 per annum, individual floors from £4,000 per annum

- Town Centre location, close to High Street and Car Parking*
- Specification including air conditioning, intercom entrance, electrical trunking, fire system, shower room, kitchen facilities*
- Mixture of open plan and individual office accommodation*
- Entire building offering 3,014 sq.ft (280 sq.m) with suites available from 607 sq.ft (56 sq.m)*

LOCATION

Bideford is the administrative centre of the Torridge area and has a static population in the order of 13,000. Barnstaple, the sub-regional centre of North Devon, lies approximately 9 miles to the east, with access along the North Devon Link Road to the M5 at Tiverton. Barnstaple has a static population in the order of 25,000 with a shopping catchment population of 141,000.

THE SITUATION

The unit is situated within the pedestrianised thoroughfare of Allhalland Street which leads directly from the town's High Street. There are an assortment of mixed retail, office and leisure users in the immediate vicinity with both Lloyds TSB Bank and Superdrug fronting the High Street entrance to Allhalland Street. Car parking within the municipal car park at Bridge Street is close by.

TERMS

The premises are available by way of a new lease for the entire building. Alternatively proposals will be considered for rental of individual floors. Entire building £20,500 per annum, lower ground and ground £13,000 per annum, first floor £5,250 per annum, second floor £4,000 per annum.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

The premises currently form part of a larger office building and will be reassessed. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

VAT

If applicable, at the prevailing rate.

ACCOMMODATION

The four storey office premises provides flexible office accommodation with the entire building offering 3,014 sq.ft (280 sq.m) plus various kitchen and toilet facilities throughout the building. Given the flexibility of the accommodation the premises are suitable to be let per floor with specification within the building including air conditioning, electrical trunking, intercom entrance, emergency lighting, fire system and carpeted floors. The lower ground and ground floor offers 1,592 sq.ft (148 sq.m), first floor 815 sq.ft (76 sq.m) and second floor 607 sq.ft (56 sq.m).

The premises benefits from the following approximate dimensions and areas:-

LOWER GROUND FLOOR

802 sq.ft (75 sq.m) Natural light, air conditioning, carpet, open plan office plus meeting room with glazed partitioning, yard area

Ladies and gents toilet facilities

GROUND FLOOR

790 sq.ft (73 sq.m) Natural light (front and rear facing windows), open plan office, air conditioning, false ceiling with

recessed strip lighting, electrical trunking, carpet.

Toilet facilities

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

FIRST FLOOR

815 sq.ft (76 sq.m) Natural light (front and rear facing windows), open plan office, air conditioning, false ceiling with recessed strip lighting, electrical trunking, carpet.

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

Hallway with toilet facilities and shower room

SECOND FLOOR

Office 4 – 163 sq.ft (15 sq.m) Air conditioning, electrical trunking, strip lighting, Velux window, intercom entrance, within roof apex

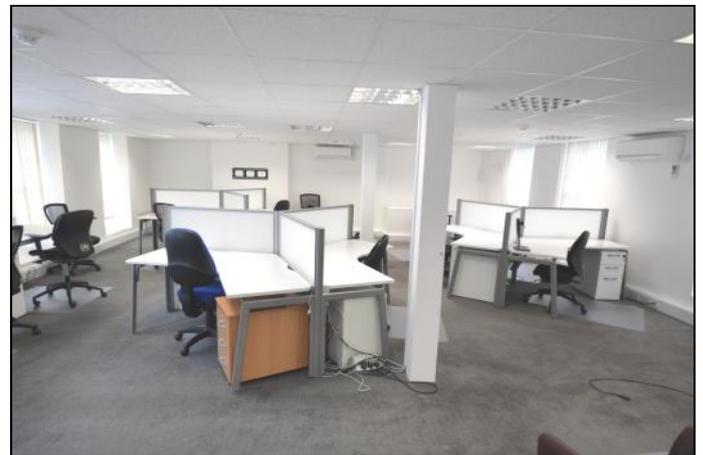
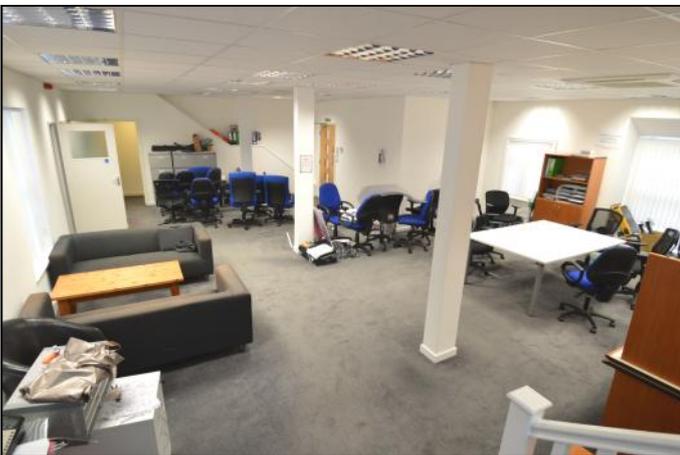
Office 5 – 75 sq.ft (7 sq.m) Air conditioning, electrical trunking, strip lighting, Velux window, within roof apex

Office 6 – 369 sq.ft (34sq.m) Air conditioning, electrical trunking, strip lighting, Velux window, intercom entrance, within roof apex with feature beams dividing the office

Storeroom – 50 sq.ft (5 sq.m)

LEGAL COSTS

Each party to bear their own legal costs, if applicable



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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.

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