



To Let By Private Treaty - Subject to Contract

**INDUSTRIAL / BUSINESS UNIT WITH GROUND FLOOR WAREHOUSE AND MEZZANINE FLOOR OFFICES**

**UNIT 8 BRANNAM CRESCENT  
ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3TD**

**RENTAL: £18,000 PER ANNUM**

- Modern business premises with good combination of warehouse and office accommodation*
- Ground floor 1,267 sq.ft (118 sq.m) warehouse / workshop space, specification including roller shutter door, double glazed personnel door, Three Phase electricity*
- Mezzanine office level of 1,222 sq.ft (114 sq.m) with main open plan office, meeting room, kitchen and toilet*
- Office specification double glazing front and rear, air conditioning, radiator heating, glazed office partition*
  - Solar panels producing an element of electricity for the unit*

**LOCATION**

With over 40,000 inhabitants including nearby villages, Barnstaple is a thriving town near to beautiful beaches and countryside, and the centre of North Devon in commerce, culture, education and service provision. It has a wide variety of businesses attracting tourists and permanent residents year-round, including a vibrant and diverse collection of bars and restaurants for evening footfall. Barnstaple is easily reached via the A361 which leads to the M5 at Junction 27, has a station with hourly trains to Exeter at peak times, and Exeter airport is an hour away. The town is rapidly expanding with several new housing and commercial developments currently underway, and more than 5,000 new houses and further economic development planned for the near future. The notable towns of Bideford (9 miles), Woolacombe (14 miles), Ilfracombe (12 miles), South Molton (12 miles) and Torrington (14 miles) are also nearby.

**THE SITUATION**

The property is located within Brannam Crescent just off the A39 / A361 Link Road on the Roundswell Industrial / Business Park. To the entrance of this part of the estate is McDonalds and Toyota Car Showroom. Other nationals in the immediate vicinity include Home Bargains, Dunelm and Costa.

## **DESCRIPTION**

Being a mid-terrace industrial / business unit with brick facing and insulated profiled cladding to all external elevations under a pitched insulated roof. The unit is currently configured as warehouse / workshop at ground floor, currently subdivided into 3 main areas. There is a full coverage mezzanine floor providing office accommodation with main open plan office, meeting room, storeroom, kitchen and toilet (additional toilet also on ground floor). Specification of the premises includes double glazed personnel door entrance, roller shutter door, Three Phase electricity, air conditioned and centrally heated offices, glazed meeting room, false ceiling with recessed lighting, windows front and rear providing natural light as well as solar panels fitted to the roof producing an element of electricity for the unit (estimated at £1,000 pa). The unit has a gross internal ground floor area of 1,267 sq.ft (118 sq.m) and a mezzanine office floor of 1,222 sq.ft (114 sq.m). To the front of the unit is a tarmac parking area.

## **TERMS**

The premises are made available by way of a new lease with lease term by negotiation.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £19,250 Rates Payable: £9,664 based on uniformed business rate of 50.2p 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.

## **LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in the transaction.

## **VAT**

Applicable, at the prevailing rate.

## **THE ACCOMMODATION** (*comprises*)

### **GROUND FLOOR**

Double glazed entrance door giving access to:-

### **WAREHOUSE / WORKSHOP**

GIA 1,267 sq.ft (118 sq.m) Double glazed personnel entrance door, lobby, warehouse / workshop space currently subdivided into 3 areas, power floated floor, roller shutter door, Three Phase electricity, toilet, stairs to:-

### **MEZZANINE OFFICE FLOOR**

GIA 1,222 sq.ft (114 sq.m) Open plan office, meeting room, storage room, front and rear double glazed windows, false ceiling with recessed lighting, air conditioning, radiator heating, carpet, kitchen and toilet

## **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 with drawn.

## **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  
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)**

