



To Let By Private Treaty Subject to Contract

**RECENTLY DEVELOPED INDUSTRIAL / WAREHOUSE UNIT WITH
HALF COVERAGE MEZZANINE FLOOR**

**UNIT 8 RIVERBANK COURT, NORTH DEVON BUSINESS PARK,
CHIVENOR CROSS, BARNSTAPLE, NORTH DEVON, EX31 4FY**

RENTAL: £13,500 PER ANNUM

- ***Highly prominent business park development located between Barnstaple and Braunton on A361***
 - ***Recently developed unit of 1,045 sq.ft (97 sq.m) plus mezzanine floor of 512 sq.ft (48 sq.m)***
 - ***Specification including 16' (5m) eaves height, Three Phase electricity, electric roller shutter, 100mm wall and roof insulation, power float floor, LED lighting from eaves and underside of mezzanine floor, electrical sockets, toilet facilities***
 - ***Eligible for 100% small business rates relief***

LOCATION

The site is situated just off the Chivenor Cross roundabout on the A361 with Barnstaple lying circa 2 miles south and Braunton 1 mile north. Access to the M5 motorway is via the North Devon Link Road which connects to Junction 27.

THE SITUATION

North Devon Business Park extends to 8.22 hectares (20.30 acres) and is set to comprises of a mixed use modern business park, with Riverside Court being the second development of industrial units on the Estate. The development includes a new Park & Ride, which will provide access into Barnstaple town centre. Nearby occupiers include Perrigo UK and Travis Perkins. 'The Landings' housing development, close to North Devon Business Park, has recently been completed by Bovis Homes.

DESCRIPTION

Within a courtyard development of recently constructed industrial, workshop and warehouse units, the premises offers a floor area of 1,045 sq.ft (97 sq.m) plus a mezzanine floor of 512 sq.ft (48 sq.m). Specification of the premises includes 100mm roof and wall insulation, BT connection, electric roller shutter door, personnel door, double glazed first floor windows, LED lighting from eaves and underside of mezzanine floor, electrical sockets, toilet facilities, Three Phase electricity and power float floor. To the front of the unit is car parking.

TERMS

The premises are made available by way of a new commercial lease. There is a service charge levied, proportional on floor area, for maintenance of communal areas such as car parking, landscaping etc.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £9,000 Rates Payable: £4,518 based on uniformed business rate of 50.2p in the pound. As from April 2017

properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers are advised to make their own enquiries of North Devon District Council.

THE ACCOMMODATION (comprises)

GROUND FLOOR

GIA 1,045 sq.ft (97 sq.m), mezzanine floor 512 sq.ft (48 sq.m)

LEGAL COSTS

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

VAT

Chargeable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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



Commercial Funding

Having been in the trade for many years we have established good connections in the finance sector. Our association with these Banks and Commercial Brokers mean that we are able to offer you introductions to competitive finance packages, for a new purchase or refinance purposes alike. Whether it is initial advice on your likely purchase level or if you are at the point of making an offer, you will often be able to achieve preferential rates, possibly saving you thousands of pounds. Please call for more information.

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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.
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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 photo graphs 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

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