

To Let By Private Treaty Subject to Contract

OFFICE SUITE LOCATED ON BUSINESS PARK OVERLOOKING RIVER TAW

SUITE 26 CHIVENOR BUSINESS PARK CHIVENOR CROSS, BARNSTAPLE, NORTH DEVON, EX31 4AY

RENTAL: £10,800 PER ANNUM

Open plan office suite of 681 sq.ft (63 sq.m), installed and fitted in 2020
Double glazed office frontage, LED lighting, air conditioning, commercial grade laminate flooring,

kitchenette, toilet facilities, on site high speed broadband

On site car parking and visitor car parking

Ability to create meeting rooms with open plan space

Inspection highly recommended to appreciate specification

LOCATION

The site is situated just off the Chivenor Cross roundabout on the A361 with Barnstaple lying circa 1.5 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

Providing an estuary side location and convenient semi rural destination but still enjoying good networking to the North Devon environs and the A361 Link Road. There are a wide variety of users on the Estate including an onsite cafe. 'The Landings' housing development which has recently been completed by Bovis Homes is close by.

DESCRIPTION

The self contained office suite was installed and fitted in 2020 and provides 681 sq.ft (63 sq.m). Specification includes double glazed entrance door, double glazed office frontage, air conditioning, commercial grade laminate flooring, LED lighting, electrical sockets as well as kitchen and toilet facilities. The unit can be adapted to create meeting rooms with glazed partitioning. The premises has its own dedicated car parking as well as there being on site visitor car parking. There is also high speed broadband on the Estate.

TERMS

The premises are made available by way new lease terms, minimum 3 year term. There is a maintenance fee of £350 plus VAT pa and buildings insurance of £35 pm. Electric, water and waste metered.

RATES

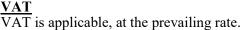
We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:-Rateable Value (2023 Listing): £7,500 Rates Payable: £3,765 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers 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.



THE ACCOMMODATION (comprises)

GROUND FLOOR

Double glazed entrance door

OPEN PLAN OFFICE

GIA 681 sq.ft (63 sq.m) 36'5 x 18'8 (11.10m x 5.70m) Air conditioning, electrical sockets, LED lighting, commercial grade laminate flooring, double glazed office frontage, kitchenette with eye and base unit, worktop, sink unit

TOILET

Low level w.c. and wash hand basin

OUTSIDE

To the front of each office suite is car parking for 4 vehicles as well as an additional brick paved visitor car parking.



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PROPERTY MISDESCRIPTIONS ACT 1993

 All measurements are approximate.
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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 traveling some distance to view the property.
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

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