



To Let By Private Treaty - Subject to Contract

GROUND FLOOR OFFICE SUITE WITH SHARED RECEPTION AND 8 CAR PARKING SPACES

**OFFICES AT PEARCE HOUSE,
BRANNAM CRESCENT, ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3TD**

RENTAL: £12,000 PER ANNUM PLUS SERVICE CHARGE

- Within favoured Roundswell Business Park office location*
- Being a ground floor office suite within this purpose built office premises*
- NIA 950 sq.ft (88 sq.m) configured as open plan office plus meeting room as well as use of shared reception area to front, private rear entrance to rear*
- Shared kitchen and shared toilet facilities (with one other occupier)*
- Specification including underfloor heating, air conditioning, triple aspect double glazing, electrical and network points, false ceiling with recessed LED lighting*
- Rent and service charge all in cost including electric, water, insurance, cleaning of reception / toilets and kitchen, business rates, fire and intruder alarm servicing, grounds maintenance*
 - On site car parking for 8 vehicles*

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 a modern office building fronting Brannam Crescent, being one of the main arterial roads through Roundswell Business Park. The premises are close to a variety of office, trade counter and business park operators including Toolstation, Roundswell Toyota, McDonalds and Sainsburys.

DESCRIPTION

Being a ground floor suite within this two-storey purpose built office premises with brick facing to front and rear elevations, under a pitched tiled roof. To the front elevation is double glazed windows and a double-glazed entrance porch and reception with automatic doors. There is shared use of the reception area to the front, with one other user, as well as an additional rear entrance from the car park. The office suite provides 950 sq.ft (88 sq.m) which is open plan as well as a meeting room / managers office. Specification within the offices includes underfloor heating, air conditioning, triple aspect double glazed windows, electrical and network points as well as false ceiling with recessed LED lighting. There are shared toilet and kitchen facilities on the ground floor, although there is the option for a kitchenette to be installed within the office which would be for the sole use for the Tenants. There is car parking for the premises, 5 allotted to the ground floor occupier.

TERMS

The premises are made available by way of a new lease, held on an internal repairing and insuring basis. There is a service charge of approximately £450 per month for utilities, buildings insurance, cleaning of common parts, business rates, servicing of fire / intruder alarms and grounds maintenance. Tenants are responsible for their own telephone and broadband requirements, phone lines already installed.

VAT

If applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

Each party to bear their own legal fees, if applicable.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Entrance lobby and shared reception with automatic double glazed double entrance doors

OFFICE

NIA 950 sq.ft (88 sq.m) incorporating meeting / managers office, rear entrance from car park, potential for kitchenette to be installed within office if desired.

LADIES / DISABLED TOILET (shared)

GENTS TOILET (shared)

KITCHEN (shared)

OUTSIDE

To the front of the property is a brick paved pathway leading to the glazed reception entrance. To the rear is measured car parking for 8 vehicles (sole use of the Tenant).

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
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