



To Let By Private Treaty - Subject to Contract

**DETACHED INDUSTRIAL / BUSINESS UNIT WITH WORKSHOP AND STORAGE PLUS GROUND AND MEZZANINE OFFICES**

**UNIT 1 LIME FIELD NORTH, PATHFIELDS BUSINESS PARK, SOUTH MOLTON, NORTH DEVON, EX36 3LH**

**RENTAL: £13,500 per annum**

- Ground floor workshop / industrial space of 890 sq.ft (83 sq.m)**
  - 2 ground floor offices / reception**
  - Mezzanine floor open plan office and meeting room**
- Double glazing, central heating, LED lighting, shower room, welfare room, additional toilet block**
  - Solar panels producing element of free electricity**
    - On site car parking**

**LOCATION**

South Molton town centre 0.5 mile; Barnstaple 10 miles; Bideford 16 miles; access to the M5 at Tiverton c. 20 miles, as well as good aerial roads leading into Mid Devon.

**THE SITUATION**

The site represents an ideal location for business with direct access to the North Devon Link Road and the gateway to Exmoor. Pathfields Business Park has undergone significant expansion in recent years including various office and industrial developments.

**THE PROPERTY AND CONSTRUCTION**

Being a detached unit with brick facing to all elevations, circa 7' (2.15 m), with insulated profiled external panelling above, under a pitched insulated roof. Further specification of the unit includes ground floor workshop, power floated floor, 10% translucent roof panels, electric roller shutter door, strip lighting, electric double sockets, central entrance hallway, 2 x ground floor offices, mezzanine floor office plus meeting room, central heating, cloakroom with shower and kitchen plus additional block.

The unit provides a ground floor GIA of 1,544 sq.ft (143 sq.m), configured as workshop, 2 offices and welfare room. The unit can be accessed to the front via the electric roller shutter door or double glazed personnel entrance door as well as an additional side entrance. The mezzanine floor level provides an open plan office of 572 sq.ft (53 sq.m) and a meeting room of 301 sq.ft (28 sq.m). There are solar panels fitted to the premises which produce an element of electricity for the unit.

## **THE PROPOSAL**

The premises are available by way of a new lease to be held on a full repairing and insuring basis with a service charge payable estimated at £95 per month. A two month rental deposit to be held by the Landlords.

## **THE ACCOMMODATION** (comprises)

### **GROUND FLOOR**

GIA 1,544 sq.ft (143 sq.m)

### **INDUSTRIAL UNIT / WORKSHOP**

890 sq.ft (83 sq.m) Electric roller shutter door, power floated floor, electrical sockets, strip lighting

### **CENTRAL HALLWAY / ENTRANCE**

Double glazed personnel door, carpet, burglar alarm, radiator heating

### **OFFICE 1**

14'9 x 10'2 (4.50 m x 3.10 m) Radiator heating, double glazing, carpet, downlighters

### **OFFICE 2**

14'9 x 8'10 (4.50 m x 2.70 m) Double glazing, carpet, radiator heating, LED strip lighting

### **TOILET / SHOWER ROOM**

Vinyl floor, low level w.c., radiator heating, wash hand basin, tiled shower cubicle

### **WELFARE ROOM**

Base units, radiator heating, oil fired boiler, stainless steel single drainer sink, LED strip lighting, double glazing, side access also giving access to additional toilets

## **MEZZANINE FLOOR**

### **OFFICE**

572 sq.ft (53 sq.m) Carpet, radiator heating, double glazing, downlighters, electrical trunking, store cupboard

## **MEETING ROOM**

301 sq.ft (28 sq.m) Carpet, radiator heating, double glazing, downlighters

## **RATES**

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £14,500 Rates Payable: £7,279 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.

## **VAT**

Payable, 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.

## **SERVICES**

Mains water, electricity, drainage, telephone connection.

## **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

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