



**RECENTLY DEVELOPED OFFICE PREMISES WITHIN
COURTYARD DEVELOPMENT - 2 AVAILABLE**

KNOWN AS

**THE OLD STABLES, ABBOTSHAM ROAD,
BIDEFORD, NORTH DEVON, EX39 3QW**

To Let By Private Treaty Subject to Contract

- ***Former Manor Estate buildings and Grenville College having been completely redeveloped to provide 9 self-contained office suites***
- ***2 office suites available – 332 sq.ft (31 sq.m) and 341 sq.ft (32 sq.m) each with LED lighting, heating, fibre trunking, kitchen and toilet facilities***
- ***Feature central courtyard with planters, seating and clock tower, on site car parking and free to book meeting room***
 - ***Straight forward rental terms***

RENTAL: £6,750 PER ANNUM

LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Affinity Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

THE SITUATION

The newly developed business park is situated in an edge of Town location overlooking countryside, close to the A39 Atlantic Highway. Heading away from Bideford Town Centre, along Abbotsham Road, there are signs pointing off the main road to The Old Stables Business Park.

THE PROPERTY AND CONSTRUCTION

Having formerly formed part of Moreton House and its Estate the property was converted to a boarding school after World War I. Subsequently the Estate has been split up and these buildings, former stables and classrooms, have recently been redeveloped and converted to 9 self-contained office suites, all based around a feature central courtyard with planters, seating and a clock tower. There are office suites from 302 sq.ft (28 sq.m) – 1,110 sq.ft (103 sq.m) with each one having LED lighting, heating,

fibre trucking, kitchen and toilet facilities as well as there being on-site car parking and a free to book meeting room.

THE ACCOMMODATION AND RENT (*comprises*)

Courtyard 1 – 780 sq.ft (72 sq.m) - £11,120 pa - LET

Courtyard 2 – 836 sq.ft (78 sq.m) - £11,704 pa—LET

Courtyard 3 – 572 sq.ft (53 sq.m) - £8,944 pa - LET

Courtyard 4 – 688 sq.ft (64 sq.m) - £9,632 pa - LET

The Forge – 1,110 sq.ft (103 sq.m) - £13,380 pa - LET

Clockhouse – 584 sq.ft (54 sq.m) – First floor - £9,110 pa - LET

Hayloft – 302 sq.ft (28 sq.m) – First floor - £5,587 pa - LET

Granary – 341 sq.ft (32 sq.m) - £6,750 pa - available

Chapel – 332 sq.ft (31 sq.m) - £6,750 pa - available

TERMS

The premises are made available by way of a lease for the Business Park which is a 5 year lease with a Tenants rolling break clause from month 12 with 6 months notice. The rental of the premises includes buildings insurance, grounds maintenance, property maintenance and use of the meeting room. Tenants are responsible for their

own occupational outgoings such as metered water and electric, contents insurance and business rates. Further information available at theoldstablesbideford.com.

RATES

To be confirmed although expected to qualify for small business rates relief. Occupiers are advised to make their own enquiries of Torridge 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 responsible for their own legal costs incurred in the transaction.

VAT

VAT is chargeable on the rent.



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.
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4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or withdrawn.

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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