



To Let By Private Treaty Subject to Contract

**NEW DEVELOPMENT OF 4 INDUSTRIAL / WAREHOUSE UNITS – UNIT SIZES
FROM 3,423 SQ.FT (318 SQ.M) – 13,692 SQ.FT (1,272 SQ.M)**

**UNITS ON GLENWOOD FARM, BRYNSWORTHY LANE,
ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3HR**

RENTAL: From £32,518 per unit per annum

- Total floorspace of 13,692 sq.ft (1,272 sq.m)*
- Unit sizes from 3,423 sq.ft (318 sq.m)*
- Specification including eaves height suitable for mezzanine floor, Three Phase electricity, electric roller shutter, power float floor, toilet facilities, personnel door, double glazed windows*
 - On site car parking*
 - Expected completion date late Spring 2025*
- Pre-lets available – Please call for more information*

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 site and units are located within Roundswell Business Park, with access from Brynsworthy Lane, just off the A39 / A361 Link Road, which the site backs on to. Other occupiers on Roundswell Business Park include Toolstation, Toyota, McDonalds, Carpetright, Home Bargains and Dunelm Mill.

DESCRIPTION

The development consists of 4 newly constructed industrial, workshop and warehouse units in one terrace and expected to be completed late Spring 2025. Each unit is 3,423 sq.ft (318 sq.m) with multiple units able to be leased up to a maximum of 13,692 sq.ft (1,272 sq.m). Specification of the premises includes insulated profiled steel elevations and roof, BT connection, electric roller shutter door, personnel door, Three Phase electricity, power float floor, double glazing, toilet facilities and eaves height suitable for the installation of a mezzanine floor. There is on site car parking for each unit with a total of 44 car parking spaces on site as well as 2 lorry parking spaces and turning areas.

TERMS

The premises are made available by way of new commercial leases to be held on a full repairing and insuring basis, with multiple units available to let if desired. There will be a service charged levied, proportion on floor area, for maintenance of communal areas such as car parking, landscaping etc, although given it is a new Estate it is expected that this will be minimal expenditure.

RATES

To be assessed, with business rates relief dependent on the usual conditions.

THE ACCOMMODATION (comprises)

UNIT 1 – 3,423 sq.ft (318 sq.m) - £32,518 per annum

UNIT 2 – 3,423 sq.ft (318 sq.m) - £32,518 per annum

UNIT 3 - 3,423 sq.ft (318 sq.m) - £32,518 per annum

UNIT 4 - 3,423 sq.ft (318 sq.m) - £32,518 per annum

LEGAL COSTS

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

VAT

VAT is applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

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 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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