



To Let By Private Treaty - Subject to Contract

INDUSTRIAL / WORKSHOP UNIT WITH MEZZANINE FLOOR STORAGE

**UNIT 12 OAKWOOD CLOSE
ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3NJ**

RENTAL: £15,000 PER ANNUM

- Ground floor 1,750 sq.ft (163 sq.m) workshop / unit space, currently sub divided as main workshop with full eaves height, workshop under mezzanine floor and welfare space***
 - Mezzanine floor of approximately 1250 sq.ft (116 sq.m) accessed via metal staircase***
 - Specification including roller shutter door, personnel access door, double glazing, Three Phase electricity, power floated floor***
 - Car parking and loading access to front***
 - Rates to be reassessed but expected to qualify for small business rates relief***

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 situated on an established part of the Roundswell Business Park known as Oakwood Close. The premises are just off the A39 / A361 Link Road with Sainsbury's Supermarket at the entrance to the Business Park and a wide variety of commercial operators close by.

DESCRIPTION

Being a mid-terrace industrial / workshop unit with dwarf wall brick facing and insulated profiled steel cladding above under a pitched insulated roof. The ground floor provides a floor area of 1,750 sq.ft (163 sq.m) which is sub divided into 2 main areas plus entrance lobby, staff room and toilet. The main workshop area is open height to eaves with the remainder of the workshop space under the mezzanine floor, which provides a further 1,250 sq.ft (116 sq.m) and is configured as open storage space. Further specification includes kitchen / staff room, toilet, roller shutter door, lighting, electrical sockets and Three Phase Electricity. There is parking and loading area to the front of the unit.

TERMS

The premises are made available by way of a new lease, to be held on a full repairing and insuring basis, with the premises available from April 2025.

RATES

Currently forming part of a larger assessment, the premises are to be reassessed but expected to be eligible for small business rates relief. Occupiers 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.

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

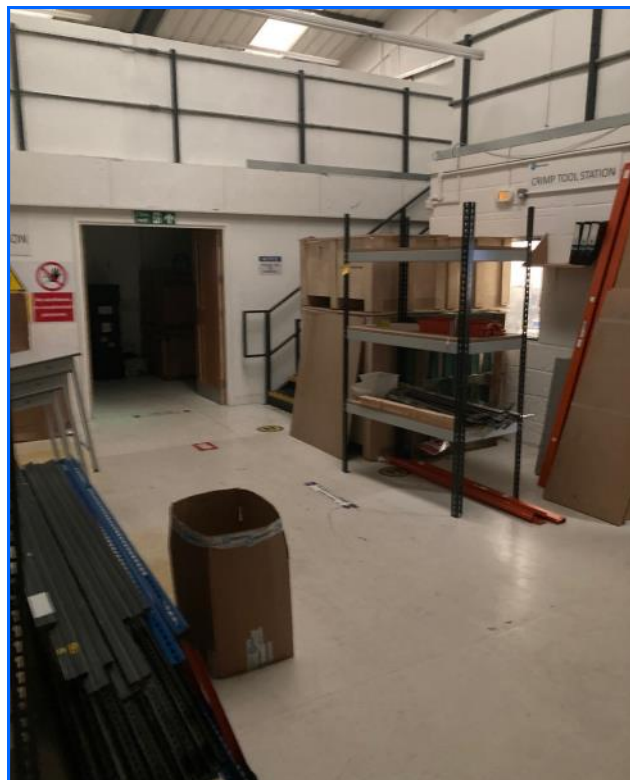
Personnel entrance door to lobby area giving access to:-

WAREHOUSE / WORKSHOP

GIA 1,750 sq.ft (163 sq.m) Roller shutter door, Three Phase Electricity, main workshop with full eaves height, additional workspace under mezzanine floor, kitchen / staff room with double glazing, toilet

MEZZANINE FLOOR

GIA 1,250 sq.ft (116 sq.m) Metal staircase to open storage area



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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