



To Let By Private Treaty Subject to Contract

SELF CONTAINED FIRST FLOOR OFFICE SUITE WITHIN MODERN BUSINESS UNIT

**OFFICE SUITE @ UNIT 8 BRANNAM CRESCENT
ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3TD**

RENTAL: £9,600 PER ANNUM

- Office suite of 1,222 sq.ft (114 sq.m) with main open plan office, meeting room, kitchen and toilet*
- Specification double glazing front and rear, air conditioning, radiator heating, glazed office partition*
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 - Solar panels producing an element of electricity for the premises*
 - Business rates to be assessed but expected to be eligible 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 located within Brannam Crescent just off the A39 / A361 Link Road on the Roundswell Industrial / Business Park. To the entrance of this part of the estate is McDonalds and Toyota Car Showroom. Other nationals in the immediate vicinity include Home Bargains, Dunelm and Costa.

DESCRIPTION

The first floor self-contained office suite is situated within a mid-terraced business unit with double glazed entrance door and shared lobby (shared with Landlord who has a ground floor office and a ground floor storage occupier), with the office suite itself having its own lockable entrance door. The suite provides main open plan office, meeting room, storeroom, kitchen and toilet with specification including air conditioning, central heating, glazed meeting room, false ceiling with recessed lighting, windows front and rear providing natural light as well as solar panels fitted to the roof producing an element of electricity for the premises. To the front of the unit is a tarmacadam parking area.

TERMS

The premises are made available by way of a new lease with lease term by negotiation.

RATES

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

Applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Double glazed entrance door giving access to lobby and inner hallway:-

Lockable door and stairs leading to:-

OFFICE SUITE

GIA 1,222 sq.ft (114 sq.m) Open plan office, meeting room, storage room, front and rear double glazed windows, false ceiling with recessed lighting, air conditioning, radiator heating, carpet, kitchen and toilet



Commercial Funding

Having been in the trade for many years we have established good connections in the finance sector. Our association with these Banks and Commercial Brokers mean that we are able to offer you introductions to competitive finance packages, for a new purchase or refinance purposes alike. Whether it is initial advice on your likely purchase level or if you are at the point of making an offer, you will often be able to achieve preferential rates, possibly saving you thousands of pounds. Please call for more information.

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

**JD COMMERCIAL,
42 RIDGEWAY DRIVE,**

**BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk