



To Let By Private Treaty - Subject to Contract

3 ADJOINING MODERN INDUSTRIAL / WAREHOUSE UNITS – AVAILABLE INDIVIDUALLY OR TOGETHER – 1,577 SQ.FT (147 SQ.M) – 6,348 SQ.FT (590 SQ.M)

**UNITS 4-6 LIME FIELD NORTH, PATHFIELDS BUSINESS PARK,
SOUTH MOLTON, NORTH DEVON, EX36 3LH**

RENTAL: £11,000 - £42,350 per annum

- Modern premises with multiple electric roller shutter door entrances*
- 3 units available – 1,577 sq.ft (147 sq.m), 1,948 sq.ft (181 sq.m), 2,823 sq.ft (262 sq.m)*
- Three Phase Electricity, electric roller shutter doors, separate double glazed personnel doors, toilet facilities, suitable height for mezzanine floor, unit 5 with solar PV generating 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

Within a terrace of 5 modern units which were developed in 2013. The premises provides 3 adjoining units from 1,577 sq.ft (147 sq.m) to a total floor area of 6,348 sq.ft (590 sq.m) with the premises constructed from a steel portal frame under a pitched and insulated profiled steel clad roof with 10% translucent roof panels. Externally there is brick facing as well as insulated profiled steel cladding, multiple electric roller shutter doors and separate personnel access doors. Additional specification includes power floated floor, Three Phase electricity, toilet facilities, on-site parking as well as the added benefit of Unit 5 being fitted with solar panels producing an element of free electricity for the unit.

THE PROPOSAL

The premises are available by way of a new lease. Lease to be held on full repairing and insuring terms with a service charge payable estimated at Unit 4 - £125 per month, Units 5-6 currently combined £175 per month. A three month rental deposit to be held by the Landlords.

RENT

Unit 4 – £18,350 pa
Unit 5 – £11,000 pa
Unit 6 – £13,000 pa
Whole – £42,350 pa

THE ACCOMMODATION (comprises)

UNIT 4

GIA 2,823 sq.ft (262 sq.m) Corner unit, electric roller shutter door, double glazed window, personnel access door, power floated floor, strip lighting, toilet facilities

UNIT 5

GIA 1,577 sq.ft (147 sq.m) 2 x electric roller shutter doors, double glazed window, personnel access door, power floated floor, strip lighting, toilet facilities, solar panels fitted for an element of free electricity

UNIT 6

GIA 1,948 sq.ft (181 sq.m) End unit, 3 x electric roller shutter doors, double glazed window, personnel access door, power floated floor, strip lighting, toilet facilities

VAT

We understand VAT is payable, at the prevailing rate.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Unit 4 - Rateable Value: £13,250 Rates Payable: £6,652 based on uniformed business rate of 48.2p in the pound. Units 5-6 - Rateable Value: £15,000 Rates Payable: £7,530 based on uniformed business rate of 48.2p in the pound. Occupiers may qualify for reliefs and 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.

SERVICES

Mains water, electricity (Three Phase), drainage, telephone connection.

LEGAL COSTS

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

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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