



To Let By Private Treaty Subject to Contract

**NEW DEVELOPMENT OF 8 INDUSTRIAL / WAREHOUSE UNITS – ADJACENT TO  
BRADFORDS BUILDERS MERCHANTS**

**UNITS AT SWEET BRIAR LANE, FISHLEIGH ROAD  
ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3UA**

**RENTAL from £16,500 per unit per annum - £41,400 per annum**

- Total floorspace of 18,200 sq.ft (1,690 sq.m)*
- Unit sizes from 1,500 sq.ft (139 sq.m) – 4,600 sq.ft (430 sq.m)*
- Specification including eaves height suitable for mezzanine floor, first floor windows, Three Phase electricity, electric roller shutter, power float floor, toilet facilities, personnel door*
  - On site car parking*
  - Expected completion date August 2025*
  - Pre-let 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 property is located within Fishleigh Road, just off the A39 / A361 Link Road on the Roundswell Business Park. At the entrance of this part of the Estate are McDonalds and the Toyota Car Showroom. Other nationals in the immediate vicinity include Carpetright, Home Bargains and Dunelm Mill. The site is adjacent to the footbridge and cycle path connecting to further commercial developments on the Estate. To the front of the site is Bradford's Builders Merchants.

## **DESCRIPTION**

The development consists of 8 newly constructed industrial, workshop and warehouse units in one terrace and expected to be completed summer 2025. There are three unit sizes:- 1,500 sq.ft (139 sq.m), 3,100 sq.ft (288 sq.m) and 4,600 sq.ft (430 sq.m) with the option of adjoining units being leased to provide larger premises if required. Specification of the premises includes BT connection, electric roller shutter door, personnel door, Three Phase electricity, power float floor, toilet facilities and eaves height suitable for the installation of a mezzanine floor which can be installed by the Landlords by separate negotiation. There is on site car parking for each unit.

## **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 2** – 4,600 sq.ft (430 sq.m) £41,400 pa LET  
STC

**UNIT 3** – 1,500 sq.ft (139 sq.m) £16,500 pa LET  
STC

**UNIT 4** - 1,500 sq.ft (139 sq.m) £16,500 pa

**UNIT 5** - 1,500 sq.ft (139 sq.m) £16,500 pa

**UNIT 6** - 1,500 sq.ft (139 sq.m) £16,500 pa

**UNIT 7** - 1,500 sq.ft (139 sq.m) £16,500 pa

**UNIT 8** - 1,500 sq.ft (139 sq.m) £16,500 pa

**UNIT 9** - 3,100 sq.ft (288 sq.m) £31,000 pa

## **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

**JD COMMERCIAL,  
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