



To Let by Private Treaty Subject to Contract

HIGHLY PROMINENT OFFICE PREMISES WITH ON SITE CAR PARKING

UNIT 3A OLD STATION ROAD, EASTERN AVENUE, BARNSTAPLE, NORTH DEVON, EX32 8PB

RENTAL £22,000 PER ANNUM

- Open plan office space plus meeting room / managers office*
- Modern first floor office space of 2,200 sq.ft (204 sq.m)*
- Potential for two smaller suites to be created and leased*
- Specification including air conditioning, new carpets and decoration, double glazing, false ceiling with recessed lighting, toilets and kitchenette*
- Located adjacent to Majestic Wine and Enterprise, McDonalds and Lidl close by*
- On site car parking for 6 vehicles*

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 high profile premises are located on Eastern Avenue and Old Station Road which has approximately 20,000 traffic movements per day, with Eastern Avenue being the main arterial road into Barnstaple just off the North Devon Link Road (A361). Other occupiers in this development include Majestic Wine, Enterprise Car Hire, Johnstone Leyland and Archant (producing the local newspaper the Gazette and Advertiser). Adjoining the site, occupiers include McDonalds Restaurant and Lidl supermarket.

DESCRIPTION

The property comprises a terrace of business units fronting Eastern Avenue and Old Station Road with on site car parking. The property is of steel frame construction with part brick and glazed elevations under a pitched tiled roof. Internally the office has a shared entrance porch leading to a self contained stairway giving access to the first floor accommodation. In total the offices provide a GIA 2,200 sq.ft (204 sq.m) of predominately open plan space with an additional meeting room / managers office. Specification includes false ceiling with recessed strip lighting, air conditioning, fire alarm system, dual aspect double glazed windows front and rear. The premises have been redecorated, new carpets fitted and new toilets installed. There are 3 double bays for the parking of 6 vehicles.

TERMS

The premises are made available by way of a new lease, with short and long term proposition considered upon merit, either for the whole or two individual smaller office suites from 760 sq.ft (71 sq.m).

THE ACCOMMODATION (*comprises*)

FIRST FLOOR

GIA 2,200 sq.ft (204 sq.m) Open plan air conditioned office space with corner meeting room / managers office

RATES

The premises currently forms part of a larger rating assessment as such the business rates will be reassessed. 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.

LEGAL COSTS

Each party is to bear their own legal costs.

SERVICES

All mains connected.

VAT

If applicable at the prevailing rate.



IMPORTANT NOTICE

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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
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