



To Let By Private Treaty Subject to Contract

**NEW INDUSTRIAL / WORKSHOP UNIT - FITTED WITH MEZZANINE FLOOR
- ONE UNIT REMAINING**

**KNOWN AS
UNIT 2 INNOVATION COURT
CLOVELLY ROAD INDUSTRIAL ESTATE, BIDEFORD, NORTH DEVON, EX39 3HN**

RENTAL: £9,500 per annum

- Situated on Established Trading Estate*
- Ground floor workshop 1,012 sq.ft (94 sq.m) plus mezzanine floor of 484 sq.ft (45 sq.m)*
 - Specification including Three Phase Electricity, electric roller shutter door, personnel access door*
 - Eligible for full business rates relief*
 - Available by way of a new lease*

LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

THE SITUATION

The unit is situated on part of the Clovelly Road Industrial Estate known as Innovation Court, adjacent to Westward Housing. Atlantic Retail Village, Asda Supermarket and Lidl Supermarket are all close by with a variety of mixed users within the immediate vicinity including industrial, office and leisure users.

THE PROPERTY AND CONSTRUCTION

Being a new development of three industrial units and a suite of offices, the premises are due for completion / occupation from June 2020. Being of steel portal frame construction there is an insulated profiled pitched roof. To the front elevation there is external brick work to circa 9' (2.75m), with insulated profiled cladding above. Access to the unit is gained twofold, one from the electric roller shutter door with a height of 12'8 (3.85 m), secondly from a personnel access door. Additional specification of the unit includes a GIA of 1,012 sq.ft (94 sq.m), mezzanine floor of 484 sq.ft (45 sq.m), power floated floor, Three Phase electricity, internal block work to all elevations, LED lighting, toilet facilities, a max internal height of 17'2 (5.25m) and car parking to the front for 3 vehicles.

THE ACCOMMODATION (comprises)

GIA 1,012 sq.ft (94 sq.m) 48'4 x 24'2 max (14.75m x

7.35m max) incorporating toilet facilities. Mezzanine floor GIA 484 sq.ft (45 sq.m) 26'2 x 18'6 (7.95m x 5.65m)

TERMS

The premises are made available by way of a new 5 year lease term.

RATES

To be assessed although it is expected the Rateable Value will be less than £12,000. As from April 2017 properties with a rateable value of £12,000 or less are eligible to apply for 100% business rates relief. Occupiers should qualify the exact Rateable Value with Torridge District Council.

ENERGY PERFORMANCE CERTIFICATE

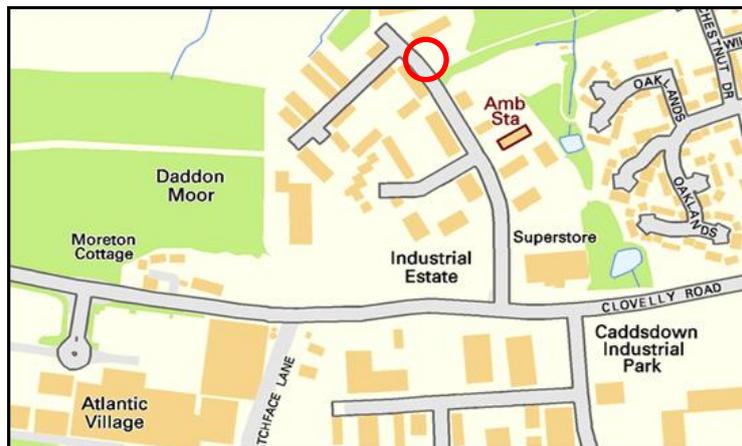
Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

LEGAL COSTS

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

VAT

VAT is chargeable on the rent, at the prevailing rate.



IMPORTANT NOTICE

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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.
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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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