



To Let By Private Treaty Subject to Contract

**BRAND NEW OFFICE SUITES LOCATED ON BUSINESS PARK
OVERLOOKING RIVER TAW**

**CHIVENOR BUSINESS PARK OFFICE SUITES
CHIVENOR CROSS, BARNSTAPLE, NORTH DEVON, EX31 4AY**

RENTAL: £9,600 PER ANNUM

- 5 x office suites of 681 sq.ft (63 sq.m)*
- Double glazed office frontage, LED lighting, air conditioning, commercial grade laminate flooring, kitchenette, toilet facilities, on site high speed broadband*
 - On site car parking and visitor car parking*
 - Ability to create meeting rooms with open plan space*
 - Inspection highly recommended to appreciate specification*

LOCATION

The site is situated just off the Chivenor Cross roundabout on the A361 with Barnstaple lying circa 1.5 miles south and Braunton 1 mile north. Access to the M5 motorway is via the North Devon Link Road which connects to Junction 27.

THE SITUATION

Providing an estuary side location and convenient semi rural destination but still enjoying good networking to the North Devon environs and the A361 Link Road. There are a wide variety of users on the Estate including an onsite cafe. 'The Landings' housing development which has recently been completed by Bovis Homes is close by.

DESCRIPTION

The 5 brand new self contained office suites have been recently installed and each provides 681 sq.ft (63 sq.m). Specification includes double glazed entrance door, double glazed office frontage, air conditioning, commercial grade laminate flooring, LED lighting, electrical sockets as well as kitchen and toilet facilities. Units can be adapted including feature tiled entrance and kitchen as well as the creation of a meeting room with glazed partitioning. Each unit has its own dedicated car parking as well as there being on site visitor car parking. There is also high speed broadband on the Estate.

TERMS

The premises are made available by way new lease terms, minimum 3 year term. There is a maintenance fee of £350 plus VAT pa and buildings insurance of £35 pm. Electric, water and waste metered.

RATES

To be assessed but we understand they will be below the threshold for 100% 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

VAT is applicable, at the prevailing rate.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Double glazed entrance door

OPEN PLAN OFFICE

GIA 681 sq.ft (63 sq.m) 36`5 x 18`8 (11.10m x 5.70m) Air conditioning, electrical sockets, LED lighting, commercial grade laminate flooring, double glazed office frontage, kitchenette with eye and base unit, worktop, sink unit

TOILET

Low level w.c. and wash hand basin

OUTSIDE

To the front of each office suite is car parking for 4 vehicles as well as an additional brick paved visitor car parking.

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

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