



To Let By Private Treaty Subject to Contract

BUSINESS UNIT WITH WAREHOUSE & OFFICE ACCOMMODATION TOTALING 3,168 SQ.FT (294 SQ.M)

**UNIT 2 BRANNAM CRESCENT
BARON WAY, ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3TD**

RENTAL: £15,000 PER ANNUM

- Modern business premises with combination of warehouse and office accommodation*
- 3,168 sq.ft (294 sq.m) over two floors including kitchen and toilet facilities on both floors*
- Double glazing, air conditioning, Three Phase electricity, roller shutter door*
 - Suitable for a wide variety of uses*

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 Brannam Crescent just off the A39 / A361 Link Road on the Roundswell Industrial / Business Park. To the entrance of this part of the estate is McDonalds and Toyota Car Showroom. Other nationals in the immediate vicinity include Home Bargains, Dunelm Mill and Costa.

DESCRIPTION

Being a mid terraced business unit with brick facing and insulated profiled cladding to all external elevations under a pitched insulated roof. The unit is currently configured to suit the existing tenants' requirements with ground floor reception, showroom / store and warehousing. There is a mezzanine floor which provides additional storage as well as two adjoining open plan offices and a server room. Specification of the premises currently includes personnel entrance to reception office, carpeted offices, air conditioning, false ceiling with recessed strip lighting, toilet facilities on ground and first floors, intruder / fire alarms, kitchen and roller shutter door entrance to warehouse. At present the unit has a gross internal ground floor area of 1,584 sq.ft (147 sq.m) with a full coverage mezzanine doubling the floor space. To the front of the unit is a part tarmac and part brick paved car parking area.

TERMS

The premises are made available by way of a new lease with long and short term propositions considered upon merit.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £19,000 Rates Payable: £9,158 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.

LEGAL COSTS

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

VAT

If applicable, at the prevailing rate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Double glazed entrance door giving access to **reception**

area

GIA 1,584 sq.ft (147 sq.m) 42'10 x 37'0 (13.05 m x 11.25 m) incorporating **showroom / office / storage** and **warehouse** measuring 29'4 x 21'1 (8.95 m x 6.40 m) with roller shutter entrance door

FIRST FLOOR

With two access points, one from the warehouse and one to the rear. Landing / waiting area

OFFICE 1

24'6 x 21'0 (7.55 m x 6.65 m) Carpet, false ceiling with recessed strip lighting, air conditioning, double glazing

KITCHEN

Tiled floor, stainless steel single drainer sink, eye and base units

TOILET

Low level w.c.

OFFICE 2

23'0 x 20'9 (7.00 m x 6.30 m) Carpet, false ceiling with recessed strip lighting, incorporating **server room / store**

MEZZANINE STORE



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.
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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
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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