



To Let By Private Treaty Subject to Contract

**MODERN INDUSTRIAL / WAREHOUSE PREMISES – ADJACENT TO TOOLSTATION
AND SCREWFIX – 18,000 SQ.FT (1,672 SQ.M)**

**UNIT 6, HOCKIN PARK, CADDSDOWN INDUSTRIAL ESTATE, BIDEFORD,
NORTH DEVON, EX39 3DX**

RENTAL: £108,000 PER ANNUM

- Modern warehouse / industrial premises constructed 2011*
- Close to national operators including Toolstation, Screwfix and Howdens Joinery*
 - Premises from 18,000 sq.ft (1,672 sq.m)*
- Three phase electricity, roller shutter door, eaves height suitable for mezzanine floor*

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 premises are situated close to the entrance of Caddsdow Industrial Estate, adjacent to Toolstion , Screwfix and Howdens Joinery. There are a variety of mixed users elsewhere on the industrial estate including builders' merchants, a Veterinary Clinic, furniture retailer, recycling centre as well as local authority industrial and office units.

DESCRIPTION

The premises are constructed of a steel portal frame construction under a pitched and insulated steel clad roof. External elevations are profiled steel cladding with internal block work. In total the premises offers 18,000 sq.ft (1,672 sq.m) with specification including roller shutter door, personnel access door, Three Phase electrical supply and suitable eaves height for a mezzanine floor. There is car parking to the front and side of the premises.

TERMS

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

RATES

To be re-assessed. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council.

LEGAL COSTS

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

VAT

We understand VAT is applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

Please contact the Agents for a copy of the Energy Performance Certificate.

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

INDUSTRIAL / WAREHOUSE UNIT

18,000 sq.ft (1,672 sq.m) Roller shutter door, personnel access door, Three Phase Electricity.

OUTSIDE

To the front and side of the premises is 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.
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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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