



To Let By Private Treaty Subject To Contract

HIGH SPEC MODERN OFFICE SUITE OF 2,528 SQ.FT (235 SQ.M) OVER TWO FLOORS WITH AIR CONDITIONING, MEETING ROOMS AND LIFT

UNIT 4 BENNING COURT, POTTINGTON BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 1AB

RENTAL: £26,000 per annum

- Open plan office space over two floors plus meeting rooms and managers office*
 - Lift and stairs to first floor*
- Specification including IT trunking, air conditioning, carpet, double glazing, false ceiling with recessed lighting, toilet and kitchenette*
 - Located adjacent to Screwfix*
 - On site car parking for 3 - 4 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

Benning Court was developed in 2008 and consists of office, warehouse, industrial and trade counter units off Riverside Road on Pottington Business Park. There are a variety of mixed users in the immediate vicinity including Screwfix and the Driving Standards Agency as well a number of regional and local businesses. The Business Park has been subject to considerable development over the last few years.

THE PROPERTY AND CONSTRUCTION

Within a terrace of office units, the premises are of steel frame construction with double glazed windows to the front and rear at both ground and first floor level. There is brick work to the exterior of the premises to approximately 4' (1.2 m). The offices are located over two floors with the ground floor providing open plan space of 1,239 sq.ft (115 sq.m) and board room with glazed partitioning. The first floor offers 1,289 sq.ft (120 sq.m) of open plan space with managers office and meeting room, both with glazed partitioning. Additional specification includes double glazed entrance door, lift, air conditioning, suspended ceiling with recessed strip lighting, IT trunking, fire system, intruder alarm, security shutter, kitchen area and toilet facilities on both floors. On site car parking for 3 - 4 vehicles.

THE ACCOMMODATION (comprises)

Entrance **lobby** with double glazed doors, security shutter and security intercom, access to lift

GROUND FLOOR

53'4 x 26'4 (16.25 m x 8.00 m) NIA 1,239 sq.ft (115 sq.m) Double glazed windows, board room with glazed partitioning, server room, under stairs store, kitchenette area and breakfast bar, false ceiling with recessed strip lighting, CAT 5 cabling, air conditioning, toilet with hand rail, wash hand basin, hot water heater



FIRST FLOOR

NIA 1,289 sq.ft (120 sq.m) Double glazed windows, lift entrance, kitchen base unit and worktop, false ceiling with recessed strip lighting, CAT 5 cabling, air conditioning, manager's office with glazed partitioning, meeting room with glazed partitioning, toilet with low level w.c., wash hand basin, cleaning cupboard

TERMS

The premises are made available by way of a new lease in the Landlords standard form for the Estate, with the lease term by negotiation. The lease is to be held on full repairing and insuring terms with a quarterly service charge payable, estimated £198 p/q.

RATES

To be reassessed as the offices currently form part of a larger premises. 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 bear their own legal costs.

VAT

The rental of the units do attract VAT.



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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