



To Let By Private Treaty - Subject to Contract

**HIGH SPECIFICATION OFFICE PREMISES WITHIN PRESTIGIOUS OFFICE DEVELOPMENT
WITH ONSITE CAR PARKING**

**MEDIAN HOUSE, FISHLEIGH COURT, FISHLEIGH ROAD, ROUNDSELL BUSINESS PARK,
BARNSTAPLE, NORTH DEVON, EX31 3UD**

RENTAL: £22,500 PER ANNUM

- ☐ *Within favoured Roundswell Business Park office location*
- ☐ *Two storey office premises with dual aspect providing plenty of natural light*
- ☐ *NIA 1,827 sq.ft (170 sq.m) predominantly open plan space plus board room and interview room*
- ☐ *Specification including glazed partitioning, kitchen, staff room, network cabling, air conditioning, radiator heating*
- ☐ *On site car parking for 8 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

The property is located within a modern office development known as Fishleigh Court being on the main arterial road through Roundswell Business Park. The premises are close to a variety of office, trade counter and business park operators including Toolstation, Roundswell Toyota, McDonalds and Sainsburys.

DESCRIPTION

Being two storey purpose built office premises with brick facing to front and rear elevations, under a pitched tiled roof. To the front elevation is double glazed windows at ground and first floor level as well as a covered entrance porch. The ground floor provides an entrance lobby, toilets, kitchen and office of 809 sq.ft (75 sq.m) which has been subdivided to create a meeting room and interview room. Within the office is a corner kitchenette area with base units, worktop and an instantaneous hot water heater. The first floor offers an open plan office and achieve room of a combined 818 sq.ft (76 sq.m) plus a staff room with eye and base units and worktop. Further specification within the premises includes carpeting, false ceiling with recessed lighting, double glazed windows both front and rear facing, air conditioning, radiator heating, network cabling and trunking, glazed partitioning, fire and intruder alarm. To the front of the premises a dedicated car parking for the premises consisting of 8 parking spaces.

TERMS

The premises are made available by way of a new lease with a minimum term of 7 years sought, potentially with a Tenants break clause dependent on negotiations.

VAT

If applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £18,000 Rates Payable: £8,676 based on uniformed business rate of 48.2p in the pound. Occupiers are advised to make their own enquiries of North Devon District Council.

LEGAL COSTS

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

THE ACCOMMODATION (comprises)

GROUND FLOOR

Entrance lobby with double glazed double entrance door, carpet

OFFICE

29'6 x 27'4 (9.00m x 8.35m) NIA 818 sq.ft (76 sq.m)
Main office with glazed partitioning to create a meeting room and interview room, double glazed windows, carpet, false ceiling with recessed lighting, air conditioning, radiator heating, server room, network cabling, kitchenette area with base units, worktop, sink, instantaneous hot water heater, non-slip flooring, tiled splash back

KITCHEN

Eye and base units, stainless steel single drainer sink, double glazing, non-slip flooring

LADIES / DISABLED TOILET

GENTS TOILET

Stairs to **FIRST FLOOR** with glass balustrading, carpet, double glazed window

OFFICE

29'4 x 17'10 (8.95m x 5.45m) NIA 818 sq.ft (76 sq.m)
Carpet, double glazing, air conditioning, radiator heating, network cabling, fitting cupboards, loft hatch with board loft area, **archive room**

STAFF ROOM

Eye and base units, tiled splash back, double glazing, vinyl flooring, stainless steel sink unit

OUTSIDE

To the front of the premises is brick paving and measured

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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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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