



For Sale / To Let By Private Treaty - Subject to Contract

**DETACHED INDUSTRIAL UNIT OF 35,000 SQ.FT (3,252 SQ.M) WITH OFFICES
AND CAR PARKING**

UNIT 1 ALVERDISCOTT ROAD INDUSTRIAL ESTATE, BIDEFORD, NORTH DEVON, EX39 4LQ

RENTAL: £95,000 per annum

PRICE: Offers invited in region of £1,250,000 Freehold

- Substantial Industrial / Production unit of 35,145 sq.ft (3,252 sq.m)***
- Fitted with new insulated roof and profiled cladding summer 2022***
 - Loading bay with roller shutter, offices, reception area***
 - On site car parking and yard space***
- Available by way of a new lease term or Freehold purchase***

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 Alverdiscott Road Industrial Estate is situated on the east side of the River Torridge in an area of Bideford known as East The Water. There are assorted mixed user operators in the immediate vicinity. In recent years, access to the estate from the A39 Link Road has been improved with the construction of the new Bypass (Manteo Way) directly to the Estate.

DESCRIPTION

Being a detached industrial / production premises, the unit is of steel frame construction under three pitched roofs which were replaced in summer 2022 with 110mm insulated profiled steel panels. The premises has brick faced elevations to circa 7' (2.15m) with profiled cladding above (replaced in summer 2022) and provides a gross internal area of 35,145 sq.ft (3,265 sq.m) the majority of which is currently configured as production space although there is also an element office accommodation. Access to the unit is twofold either the front facing pedestrian reception entrance or the side loading bay and roller shutter door. Specification of the premises includes insulated roof panels, double glazing, offices and reception area. To the front of the premises is car parking for visitors / office staff for approximately 15 vehicles, a side yard space for external storage / further car parking as well as an additional parcel of land.

THE PROPOSAL

The premises are available by way of a new lease with adaption of the premises a possibility depending on the terms agreed. Alternatively Freehold proposals will be considered.

RATES

The premises are currently part of a larger assessment and as such will be reassessed. Interested parties should make their own enquiries of Torridge District Council.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

THE ACCOMMODATION (*comprises*)

GIA 35,145 sq.ft (3,265 sq.m) currently configured as:-

PRODUCTION / UNIT

30,342 sq.ft (2,819 sq.m)

OFFICE

3,403 sq.ft (316 sq.m)

WELFARE FACILITIES

Including canteen and toilet facilities 1,400 sq.ft (130 sq.m)

SERVICES

All mains connected including three phase electricity (approximately 1000 kVa).

LEGAL COSTS

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

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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