



To Let By Private Treaty Subject to Contract

INDUSTRIAL / WAREHOUSE PREMISES OF OVER 10,000 SQ.FT (929 SQ.M) PLUS 0.25 ACRE GATED YARD

**UNIT C LEISURELINE HOUSE, OAKWOOD CLOSE, ROUNDWELL,
BARNSTAPLE, NORTH DEVON, EX31 3NJ**

Rental: £55,000 per annum

- *Easy access to A361 / A39, close to Sainsbury's Supermarket*
 - *Industrial premises of 10,420 sq.ft (968 sq.m)*
- *Reception, meeting room, offices, kitchenette, staff room and toilet facilities*
- *Gated yard circa 0.25 acre plus additional covered storage areas*
 - *Available by way of a new lease*

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 situated on an established part of the Roundswell Business Park known as Oakwood Close. The premises are just off the A39 / A361 Link Road with Sainsbury's Supermarket at the entrance to the Business Park.

THE PROPERTY AND CONSTRUCTION

The unit is of steel frame construction under an insulated profiled steel clad roof, with approximately 10% translucent roof panels. There is profiled steel cladding to the external walls with internal block work to these elevations. In total the unit provides a ground floor of 10,420 sq.ft (968 sq.m) with the majority being industrial / warehouse space although there is an element of ancillary space including lobby, reception, meeting room, individual offices (ground and mezzanine), kitchenette, staff room, server room and toilets. To the rear of the building is a secure yard of approximately ¼ acre with a roller shutter door height of approximately 13'9 (4.20 m).

TERMS

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

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:-
Rateable Value: £54,500 Rates Payable: £26,269 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.

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.

LEGAL COSTS

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

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

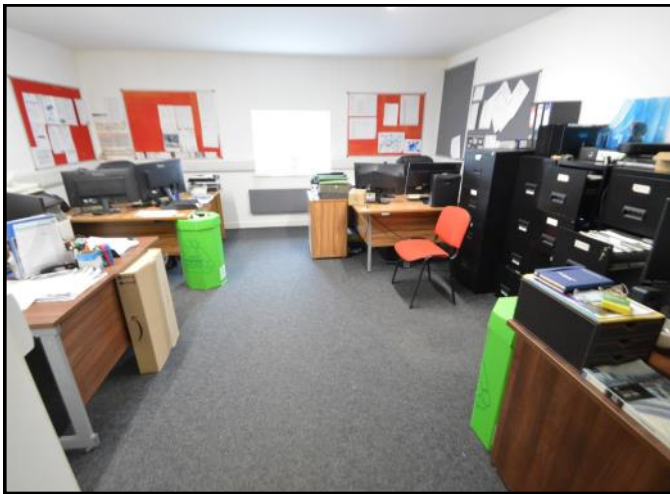
INDUSTRIAL / WAREHOUSE UNIT

136'11 x 76'1 (41.75m x 23.20m) GIA 10,420 sq.ft (968 sq.m) Roller shutter door, separate personnel entrance door, side access door to covered storage area, reception, office, server room, meeting room, 3 x offices (2 on mezzanine floor), kitchenette, staff room, ladies toilets, gents toilets and disabled toilet.

Specification of the unit include radiant gas heaters, LED strip lighting, internal block work to exterior facing elevations, power floated floor, 10% translucent roof panels, networking, intruder and fire system.

OUTSIDE

To the rear to the building is a gated yard area of approximately ¼ acre with two external stores plus a covered storage area, these areas provide useful space for external storage and car parking. There are additional car parking spaces as well.



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.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
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

**JD COMMERCIAL,
42 RIDGEWAY DRIVE,**

**BIDEFORD,
NORTH DEVON, EX39 1TW**

TEL: 01237 424053 / 07868 846357

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk