



To Let By Private Treaty Subject to Contract

**TWO STOREY OFFICE PREMISES WITH NIL BUSINESS RATES AND
ON-SITE CAR PARKING**

**OFFICES AT CARGO SELF STORAGE, FISHLEIGH ROAD,
ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3UD**

RENTAL: £7,000 PER ANNUM PLUS VAT

- Within favoured Roundswell Business Park location*
- Two storey office premises both external and internal access to both ground and first floors*
 - Ground floor 245 sq.ft (23 sq.m) first floor 445 sq.ft (41 sq.m)*
- Specification including double glazing, false ceiling ith recessed lighting, kitchenette, shared toilet facilities and on site car parking*
 - Nil business rates*

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 on the main arterial road through Roundswell Business Park, Fishleigh Road. The premises are close to a variety of office, trade counter and business park operators including Toolstation, Roundswell Toyota, McDonalds and Sainsburys.

DESCRIPTION

Forming part of the premises known as Cargo Self Storage, the premises provides self-contained office premises over two floors. Both floors have external access via double glazed entrance doors, with an internal spiral staircase. The ground floor provides 245 sq.ft (23 sq.) with the first floor being 445 sq.ft (41 sq.m). Specification includes false ceiling with recessed strip lighting, carpet, kitchenette, double glazed windows as well as the all important on site car parking.

TERMS

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

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 and Recommendation Report.

BUSINESS RATES

Included within the rental of the premises.

LEGAL COSTS

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

THE ACCOMMODATION (*comprises*)

GROUND FLOOR

Double glazed double entrance door

OFFICE

245 sq.ft (23 sq.m) Double glazed window, false ceiling with recessed strip lighting, carpet, spiral staircase to:-

FIRST FLOOR

OFFICE

445 sq.ft (41 sq.m) Double glazed entrance door, double glazed windows, false ceiling with recessed strip lighting, carpet, kitchenette with stainless steel single drainer sink



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

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