



To Let By Private Treaty Subject to Contract

**MODERN GROUND FLOOR OFFICE SUITE OF 1,272 SQ.FT (119 SQ.M) ON
ESTABLISHED BUSINESS PARK**

**UNIT 3 BENNING COURT
POTTINGTON BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 1AB**

Rental £12,500 per annum

- ***Open plan office space plus 3 x individual offices / meetings rooms***
- ***Specification including IT trunking, air conditioning, carpet, double glazing, false ceiling with recessed LED lighting, toilet and kitchenette***
 - ***Located adjacent to Screwfix***
 - ***Eligible for 100% small business rates relief***
 - ***On site car parking for 3 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. Pottington Business Park has been subject to considerable development over the last few years including improved access from the downstream bridge.

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. There is brick work to the exterior of the premises to approximately 4' (1.2 m). The ground floor offices provides circa NIA 1,272 sq.ft (119 sq.m) and is predominately open plan with the addition of 3 offices / meeting rooms. Further specification includes double glazed entrance door, air conditioning, suspended ceiling with recessed LED lighting, spot lighting, IT trunking, fire system, security shutter, key fob entry, kitchenette and toilet facilities with disability friendly fit.

THE ACCOMMODATION (comprises)

GROUND FLOOR

53'9 max x 25'11 max (16.40 m x 7.90 m) NIA 1,272 sq.ft (119 sq.m) Open plan office plus 3 individual offices / meeting rooms, double glazed access doors, double glazed windows, false ceiling with recessed LED lighting, CAT 5 cabling, air conditioning, kitchenette.

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 £98 plus VAT / quarter and buildings insurance estimated £130 plus VAT pa.

RATES

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £14,250 Rates Payable: £6,748 based on uniformed business rate of 48.2p in the pound. As from April 2017 properties with a rateable value of £15,000 or less are eligible to apply for some business rates relief. Occupiers may qualify for reliefs and 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 unit attracts VAT, at the prevailing rate.

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