



To Let By Private Treaty - Subject to Contract

**HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE PREMISES CURRENTLY  
UTILISED AS ART GALLERY / SHOW SPACE**

**KNOWN AS  
UNIT 9 ATLANTIC COURT, NORTH DEVON BUSINESS PARK  
CHIVENOR CROSS, BARNSTAPLE, NORTH DEVON, EX31 4FP**

**RENTAL: £18,000 PER ANNUM**

- High specification finish including air conditioning, polished concrete flooring, bespoke lighting, acoustic roof, mezzanine floor with curved viewing gallery*
- Highly prominent business park development located between Barnstaple and Braunton on A361*
  - Ground floor 1,460 sq.ft (136 sq.m) and mezzanine floor of 984 sq.ft (912 sq.m)*
- Further specification including Three Phase electricity, electric roller shutter, 100mm wall and roof insulation, kitchen, workroom and 2 x offices*

**LOCATION**

The site is situated just off the Chivenor Cross roundabout on the A361 with Barnstaple lying circa 2 miles south and Braunton 1 mile north. Access to the M5 motorway is via the North Devon Link Road which connects to Junction 27.

**THE SITUATION**

North Devon Business Park extends to 8.22 hectares (20.30 acres) and is set to comprises of a mixed use modern business park, a number of which have been completed with a wide variety of occupiers on site. The development includes a new Park & Ride, which will provide access into Barnstaple town centre. Nearby occupiers include Perrigo UK and Travis Perkins. 'The Landings' housing development, close to North Devon Business Park, has recently been completed by Bovis Homes.

## **DESCRIPTION**

Within the first phase of units at North Devon Business Park, constructed in 2019, the mid terraced unit already provided a good specification of modern unit space including 100mm roof and wall insulation, BT connection, electric roller shutter door, double glazed personnel door, Three Phase electricity, 16' (5m) eaves height but this has since been added to by the current owners to create art gallery space. The additional specification includes polished concrete floor, bespoke lighting, air conditioning, acoustic roof, fitted kitchen, mezzanine floor with 2 offices and curved glassed viewing gallery. To the front of the unit is car parking. It is thought the premises are suitable for high end sales such as art, classic cars or those with a business where 'image' is a key consideration.

## **TERMS**

The premises are made available by way of a new commercial lease, with lease term by negotiation. There is a service charge levied, proportional on floor area, for maintenance of communal areas such as car parking, landscaping etc.

## **RATES**

We are advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £19,250 Rates Payable: £9,279 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.

## **THE ACCOMMODATION** (*comprises*)

### **GROUND FLOOR**

44'6 x 32'9 (13.55m x 10.00m) GIA 1,460 sq.ft (136 sq.m) incorporating rear workroom / store 256 sq.ft (24 sq.m.), kitchen with dishwasher, induction hob, electric oven, stainless steel single unit, eye and base units. Disabled toilet with low level w.c., wash hand basin and additional toilet with shower cubicle.

### **MEZZANINE FLOOR**

GIA 984 sq.ft (912 sq.m) incorporating curved glass viewing gallery, 2 offices of 313 sq.ft (29 sq.m) each with glass block work and personnel door

### **LEGAL COSTS**

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

### **VAT**

Chargeable, at the prevailing rate.

### **ENERGY PERFORMANCE CERTIFICATE**

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

## **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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