



To Let By Private Treaty Subject to Contract

**NEW DEVELOPMENT OF 10 INDUSTRIAL / WAREHOUSE UNITS - ONE REMAINING**

**UNITS AT PLOT J, PHASE 4 PATHFIELDS BUSINESS PARK,  
SOUTH MOLTON, NORTH DEVON, EX36 3LH**

**RENTAL from £9,783 per annum - £17,208 per annum**

- *Development of new industrial units, sizes available 1,087 sq.ft (101 sq.m) – 2,151 sq.ft (200 sq.m)*
- *Specification including eaves height suitable for mezzanine floor, Three Phase electricity, electric roller shutter, power float floor, toilet facilities, personnel door, LED lighting, electrical sockets*
  - *On site car parking*
- *Further unit of 6,522 sq.ft (606 sq.m) being developed available for occupation September 2023*

**LOCATION**

Known as the ‘Gateway to Exmoor’, South Molton is a traditional market town set in beautiful countryside and not far from North Devon’s beaches – yet it is also just 25 miles from the M5 via the main A361, and around 45 minutes from the airport at Exeter. South Molton’s resident population of 6,000 (including nearby villages) will soon be expanded thanks to the imminent 1,200k new houses outlined on the Local Plan, and will continue to be joined by visitors attracted to the town’s traditional centre and wide range of independent businesses. The notable towns of Barnstaple (11 miles), Bideford (20 miles), Ilfracombe (25 miles), Tiverton (19 miles) and Torrington (18 miles) are also nearby.

**THE SITUATION**

The site represents an ideal location for business with direct access to the North Devon Link Road.

## **DESCRIPTION**

Five Business Units with an envisaged completion date of July 2022, second phase Winter 2022/2023. Building specification is high with main features incorporating:-

- Single Units from 1,087 sq.ft (101 sq.m) or multiple to 5,910 sq.ft (549 sq.m)
- 6m to Eaves, Height/Concrete suitable for Mezzanine Floors
- Fully Insulated Building with Internal Blockwork Skin and Firewalls
- 180mm insulated roof, 150mm insulated walls
- 5m x 4m Insulated electrically operated Roller Doors
- 3 Phase Electrics/LED Lighting, Water and Fibre Optic BT.
- Disabled Toilet/Water Heater and sinks
- Parking to front of each unit plus visitor parking

## **TERMS**

The premises are made available by way of new commercial leases to be held on a full repairing and insuring basis, with multiple units available to let if desired. There will be a service charged levied, proportion on floor area, for maintenance of communal areas such as car parking, landscaping etc, although given it is a new Estate it is expected that this will be minimal expenditure.

## **RATES**

To be assessed.

## **THE ACCOMMODATION AND RENT**

**UNIT 1** – 1,585 sq.ft (147 sq.m) – Rent £13,472.50 per annum LET STC

**UNIT 2-3** – 2,151 sq.ft (200 sq.m) – Rent £17,208 per annum LET STC

**UNIT 4** – 1,087 sq.ft (101 sq.m) – Rent £9,783 per annum LET STC

**UNIT 5** – 1,087 sq.ft (101 sq.m) – Rent £9,783 per annum LET

## **PHASE 2**

**UNIT 6** – 1,087 sq.ft (101 sq.m) – Rent £9,783 per annum—LET

**UNIT 7** – 1,087 sq.ft (101 sq.m) – Rent £9,783 per annum -LET

**UNIT 8** – 1,087 sq.ft (101 sq.m) – Rent £9,783 per annum

**UNIT 9** – 1,087 sq.ft (101 sq.m) – Rent £9,783 per annum LET

**UNIT 10** – 1,087 sq.ft (101 sq.m) – Rent £9,783 per annum LET

## **LEGAL COSTS**

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

## **VAT**

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.



## **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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