



To Let By Private Treaty - Subject to Contract

**TWO PURPOSE BUILT SERVICED OFFICE SUITES – HIGH SPEC OFFICE SPACE FROM
2,383 SQ.FT (221 SQ.M) – 4,950 SQ.FT (460 SQ.M)**

NODE COWORK

1 ENTERPRISE PARK, ROUNDSELL, BARNSTAPLE, NORTH DEVON, EX31 3YB

RENTAL FROM: £60,000 per annum - £120,000 per annum

- *Purchase built office suites completed in 2023 forming part of Node CoWork built in 2021*
 - *High quality accommodation, surroundings and communal spaces*
- *Ground floor suite 2,383 sq.ft (221 sq.m), first floor suite 2,567 sq.ft (238 sq.m), with self-contained access*
 - *On site vehicle and bike racks*
- *Rentals including eco friendly louver conditioning, utilities, personal landline number (VOIP), 1Tb internet, postal service*
 - *Cafe area, meeting space, showers, pet friendly*
 - *'Excellent' classification for environmental building quality*

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 two office suites form part of Node CoWork located on Roundsell Enterprise Park, situated off Roundsell roundabout on the A361.

DESCRIPTION

Forming part of the purpose-built Node CoWork premises that were constructed in 2021 and offers 37 office suites, hot desking as well as a business hub for enterprise. The two office suites were completed in 2023 and offer high quality space with plenty of natural light and specification including eco friendly louver conditioning, LED lighting, carpet, recessed floor electrical sockets, kitchen (ground floor suite), meeting room (first floor suite) and on-site car parking. The suites also have use of the other facilities within Node CoWork including internet access, unlimited tea and coffee as well as use of the communal 'break out' spaces, kitchen and café.

TERMS

The premises are made available by way of a new lease. Rental of the premises includes personal landline (VOIP), internet connection, utilities (excluding business rates) as well as use of the communal parts of the Node CoWork premises. The suites are available individually or together.

VAT

Applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

To be assessed. Occupiers are advised to make their own enquiries of North Devon District Council.

LEGAL COSTS

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

THE ACCOMMODATION (comprises)

GROUND FLOOR

Entrance lobby with double glazed double entrance door, carpet, ladies, gents, disabled toilets and shower

SUITE 1

OFFICE

NIA 2,383 sq.ft (221 sq.m) Main open plan office, dual aspect double glazed windows, carpet, false ceiling with recessed LED lighting, floor recessed electrical sockets, **kitchen / staff room** with eye and base units, dish washer, fridge, server cupboard

Stairs to FIRST FLOOR

Landing with carpet, ladies and gents toilets

SUITE 2

OFFICE

NIA 2,567 sq.ft (238 sq.m) Main open plan office, dual aspect double glazed windows, carpet, false ceiling with recessed LED lighting, floor recessed electrical sockets, **meeting room**

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.
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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
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