



To Let By Private Treaty - Subject to Contract

GROUND FLOOR OFFICE SUITE WITH RECEPTION AND CAR PARKING

C2 FISHLEIGH COURT

FISHLEIGH ROAD, ROUNDSELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3UD

RENTAL: £14,000 PER ANNUM

- Within favoured Roundswell Business Park office location*
- Being the ground floor of this modern office premises*
- NIA 1,067 sq.ft (99 sq.m) configured as reception and 7 offices / consultancy rooms*
 - Private kitchen and shared toilet facilities (with one other occupier)*
- Specification including central heating, double glazing, comms trunking, false ceiling with recessed strip lighting*
 - On site car parking for 5 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

The property is located within a modern office development known as Fishleigh Court being on the main arterial road through Roundswell Business Park. The premises are close to a variety of office, trade counter and business park operators including Toolstation, Roundswell Toyota, McDonalds and Sainsburys.

DESCRIPTION

Being the ground floor of a two storey purpose built office premises with brick facing to front and rear elevations, under a pitched tiled roof. To the front elevation is double glazed windows at ground and first floor level as well as a covered entrance porch. The ground floor provides an entrance lobby, toilets (shared with first floor occupier), private kitchen and offices of 1,067 sq.ft (99 sq.m). At present the premises are configured with reception office, rear admin office and 6 individual offices / consultancy rooms. Further specification within the premises includes carpeting, false ceiling with recessed lighting, double glazed windows, radiator heating, comms trunking, glazed partitioning with fitted privacy blinds and fire alarm. There is car parking for the premises, 5 allotted to the ground floor occupier.

TERMS

The premises are made available by way of a new lease, held on FRI terms. There is a service charge of approximately £500 pa for landscaping and maintenance of external areas. Utilities to be split, gas, water and electric, with the first floor Tenant (45% to be payable by the ground floor Tenant).

VAT

If applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

RATES

The premises currently forms part of a larger assessment with a Rateable Value (2023 Listing): £28,250. Once a new letting is complete the Rateable Value will be reassessed. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

LEGAL COSTS

Tenant to be responsible for the Landlords legal fees relating to the creation of the new lease.

THE ACCOMMODATION (comprises)

GROUND FLOOR

Entrance lobby (shared) with double glazed double entrance door, carpet

LADIES / DISABLED TOILET (shared)

GENTS TOILET (shared)

RECEPTION OFFICE

NIA 209 sq.ft (19 sq.m) Carpet, double glazing, false ceiling with recessed lighting, radiator heating

Remaining office and circulation areas providing 858 sq.ft (80 sq.m) and incorporating

ADMINISTRATION OFFICE

Accessed from reception office and central circulation area. Dual aspect double glazing, carpet, radiator heating, false ceiling with recessed lighting, comms trunking

Central circulation area with **6 offices** off each with glazed partition and privacy blind, carpet, false ceiling with recessed lighting, radiator heating, comms trunking

KITCHENETTE

Base units, stainless steel single drainer sink, double glazing, non-slip flooring, worktop

OUTSIDE

To the front of the premises is brick paving and planting with measured tarmac car parking spaces for 5 vehicles (sole use for ground floor occupier).

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
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

