



To Let By Private Treaty Subject to Contract

NEWLY DEVELOPED WORKSHOP PREMISES OF 3,518 SQ.FT (327 SQ.M) - LOCATED JUST 2 MILES FROM SOUTH MOLTON AND THE LINK ROAD

UNIT AT FOLLY LANE, SOUTH MOLTON, DEVON, EX36 3EE

RENT: £18,000 PER ANNUM

- Detached modern premises with insulated roof and elevation*
- Hardstanding to front and side with further space to the rear*
- 2 x roller shutter doors, 2 x personnel doors, suitable height for mezzanine floor*
- Located just 2 miles from South Molton and 2 miles from Link Road at the Bish Mill roundabout*
 - Potential to split to create 2 units*

LOCATION

The premises is located 2 miles east of the Town of South Molton and is also 2 miles from the North Devon Link Road at the Bish Mill roundabout. UK Hardwoods are a commercial occupier immediately opposite the site.

ACCOMMODATION

Being a newly developed workshop premises of 3,518 sq.ft (327 sq.m) the unit is of steel portal frame construction with profiled and insulated steel elevations, insulated roof cladding with approximately 5% translucent roof panels and additional specification including floated floor, 2 x roller shutter doors and 2 personnel doors. Outside the premises has hard standing to the front and side, with further space to the rear.

UNIT

3,518 sq.ft (327 sq.m)

TERMS

The premises are available by way of a new lease with lease term by negotiation. Consideration will be given to splitting the premises to create 2 units.

RATES

To be assessed.

LEGAL COSTS

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

VAT

If applicable, at the prevailing rate.

VIEWING

Strictly through sole agents, JD Commercial
(01237) 424053 / 07868 846357



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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.
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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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