



To Let By Private Treaty Subject to Contract

**NEW DEVELOPMENT OF 11 INDUSTRIAL / WAREHOUSE UNITS – JUST ONE UNIT REMAINING OF 2,174 SQ.FT (202 SQ.M) - READY FOR OCCUPATION**

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

**RENTAL from £19,000 per annum**

- Development of 11 new industrial units, due to be completed October 2023*
- Each unit 1,087 sq.ft (101 sq.m) with option for multiple units to be leased*
- 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*

#### **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.

#### **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.

## **DESCRIPTION**

Eleven Business Units with an envisaged completion date of October 2023. Building specification is high with main features incorporating:-

Single Units from 1,087 sq.ft (101 sq.m) or multiple to 9,783 sq.ft (909 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

## **RATES**

To be assessed.

## **THE ACCOMMODATION AND RENT**

**UNITS 1 - 2** - 2,174 sq.ft (202 sq.m) – Rent £19,000 per annum LET STC

**UNIT 3 - 4 - LET**

**UNITS 5 - 8 - LET STC**

**UNITS 9 - 11 - 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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