



To Let By Private Treaty - Subject to Contract

**TWO STOREY OFFICE PREMISES WITHIN PRESTIGIOUS OFFICE DEVELOPMENT  
WITH ONSITE CAR PARKING**

**STRAND HOUSE, FISHLEIGH COURT, FISHLEIGH ROAD, ROUNDSWELL BUSINESS PARK,  
BARNSTAPLE, NORTH DEVON, EX31 3UD**

**RENTAL: £21,500 PER ANNUM**

- Within favoured Roundswell Business Park office location*
- Two storey office premises with dual aspect providing plenty of natural light*
- NIA 1,776 sq.ft (165 sq.m) predominantly open plan space plus meeting room, managers office and interview room*
- Specification including sliding partitioning, kitchen, comms trunking, radiator heating, double glazing, LED lighting, fire and intruder alarms*
  - On site car parking for 8 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 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 and kitchen with office space of 739 sq.ft (69 sq.m) which has been subdivided to create meeting room, 2 managers offices with sliding partition wall and server room / store. The first floor offers an open plan office of 830 sq.ft (77 sq.m) which has dual aspect double glazing to the front and rear. Further specification within the premises includes carpet, false ceiling with recessed lighting, double glazed windows both front and rear facing, radiator heating, comms trunking, sliding partition wall, fire and intruder alarm. To the front of the premises a dedicated car parking for the premises consisting of 5 parking spaces.

## **TERMS**

The premises are made available by way of a new lease. There is a service charge for maintenance of the car parking and landscaping, estimated at £373 per quarter.

## **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**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing): £16,500 Rates Payable: £8,283 based on uniformed business rate of 50.2p in the pound. 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

### **OFFICE / MEETING ROOM**

NIA 244 sq.ft (23 sq.m) Carpet, radiator heating, comms trunking, false ceiling with recessed LED lighting

### **OFFICE 1**

NIA 173 sq.ft (16 sq.m) Carpet, radiator heating, comms trunking, false ceiling with recessed strip lighting, double glazing, removable partition between office 1 and office 2

### **OFFICE 2**

NIA 171 sq.ft (16 sq.m) Carpet, radiator heating, comms trunking, false ceiling with recessed strip lighting, double glazing

### **SERVER ROOM / STORE / OFFICE**

151 sq.ft (14 sq.m) Carpet, understairs storage

### **KITCHEN**

Eye and base units, stainless steel single drainer sink, double glazing, worktop

### **LADIES / DISABLED TOILET**

### **GENTS TOILET**

Stairs to **FIRST FLOOR** with glass balustrading, carpet, double glazed window

### **OFFICE**

830 sq.ft (77 sq.m) Carpet, radiator heating, comms trunking, false ceiling with recessed strip lighting, dual aspect double glazing front and rear, fitted filing / store cupboards

### **OUTSIDE**

To the front of the premises is brick paving and measured tarmacadam car parking spaces which the premises has 5 dedicated spaces.

## **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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