



To Let By Private Treaty Subject to Contract

**RECENTLY DEVELOPED END OF TERRACE INDUSTRIAL / WAREHOUSE UNIT WITH
GROUND AND FIRST FLOOR WINDOWS**

**UNIT 11 RIVERBANK COURT, NORTH DEVON BUSINESS PARK
CHIVENOR CROSS, BARNSTAPLE, NORTH DEVON, EX31 4FP**

RENTAL: £13,662 PER ANNUM

- Highly prominent business park development located between Barnstaple and Braunton on A361***
 - Recently developed unit of 1,518 sq.ft (141 sq.m)***
 - End of terrace premises with ground and mezzanine level windows***
- Specification including 16' (5m) eaves height, Three Phase electricity, electric roller shutter, 100mm wall and roof insulation, power float floor***
 - Available for immediate occupation***
 - Eligible for 100% small business rates relief***

LOCATION

The site is situated just off the Chivenor Cross roundabout on the A361 with Barnstaple lying circa 2 miles south and Braunton 1 mile north. Access to the M5 motorway is via the North Devon Link Road which connects to Junction 27.

THE SITUATION

North Devon Business Park extends to 8.22 hectares (20.30 acres) and is set to comprises of a mixed use modern business park, with Riverside Court being the second development of industrial units on the Estate. The development includes a new Park & Ride, which will provide access into Barnstaple town centre. Nearby occupiers include Perrigo UK and Travis Perkins. 'The Landings' housing development, close to North Devon Business Park, has recently been completed by Bovis Homes.

DESCRIPTION

Within a courtyard development of recently constructed industrial, workshop and warehouse units, the end of terrace premises offers a floor area of 1,518 sq.ft (141 sq.m). Specification of the premises includes 100mm roof and wall insulation, BT connection, electric roller shutter door, double glazed personnel door, double glazed ground floor and mezzanine level windows, Three Phase electricity, power float floor, pipe work 'ready' for toilet connection, 16' (5m) eaves height (suitable for the installation of a mezzanine floor). To the front of each unit is car parking.

TERMS

The premises are made available by way of a new 7 year commercial lease, with a 6 month rental deposit. There is a service charge levied, proportional on floor area, for maintenance of communal areas such as car parking, landscaping etc.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2023 Listing):

£11,500 Rates Payable: £5,773 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers are advised to make their own enquiries of North Devon District Council.

THE ACCOMMODATION (comprises)

GROUND FLOOR

45'0 x 33'8 (13.70m x 10.25m) GIA 1,515 sq.ft (141 sq.m)

LEGAL COSTS

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

VAT

Chargeable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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



IMPORTANT NOTICE

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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.
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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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