



To Let By Private Treaty Subject to Contract

**MODERN OFFICE SPACE WITH 'ALL IN' RENTAL**

**OFFICES H BUCKNELL WAY  
PATHFIELDS BUSINESS PARK, SOUTH MOLTON, NORTH DEVON, EX36 3FU**

**RENTAL: £3,600 per annum**

- ☐ *First floor office space, 3 offices, 1 currently available*
- ☐ *Rental includes at utilities as well as broadband*
  - ☐ *Easy in easy out terms available*
- ☐ *Available for immediate occupation by way of a new lease*

**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 1,200 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. Pathfields Business Park has undergone significant expansion in recent years including various office and industrial developments.

## **THE PROPERTY AND CONSTRUCTION**

The offices are located within Unit 1 (Aerial Satellites) and is surplus space with their own first floor access door leading to a landing area, with 3 offices off. One office is currently available. Each office is approximately 91 sq.ft (9 sq.m) and has use of shared kitchen and toilet facilities. There is also on site car parking

## **TERMS**

Available on easy in easy out terms the rental of the offices includes all utility bills as well as the availability of broadband.

## **RATES**

Included within rent.

## **THE ACCOMMODATION**

Each office is approximately 91 sq.ft (9 sq.m), with each having a double glazing, comms trucking.



## **LEGAL COSTS**

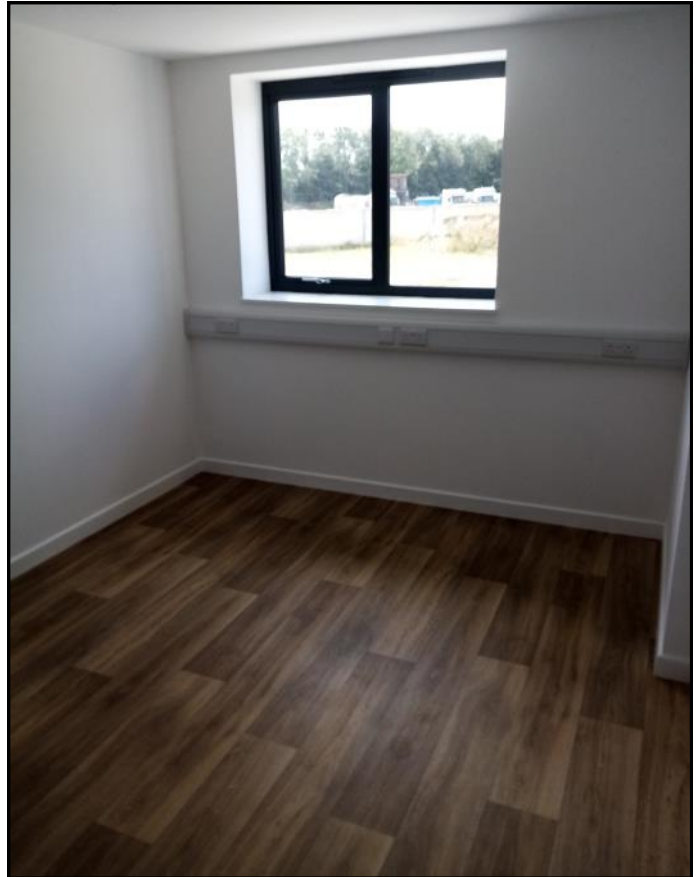
Each party is to be responsible for their own legal costs incurred in the transaction.

## **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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