



**OFFICE PREMISES OF 2,607 SQ.FT (242 SQ.M) WITH
CAR PARKING ON FAVOURED BUSINESS PARK**

KNOWN AS

**UNIT A LEISURELINE HOUSE,
OAKWOOD CLOSE, ROUNDSWELL, BARNSTAPLE,
NORTH DEVON, EX31 3NJ**

To Let By Private Treaty Subject to Contract

- ☐ *Easy access to A361 / A39, close to Sainsbury's Supermarket*
- ☐ *Feature glazed atrium entrance and foyer*
- ☐ *Ground floor office 274 sq.ft (25 sq.m) and first floor space of 2,333 sq.ft (217 sq.m)*
- ☐ *2 main offices, meeting room, kitchen / break out room, toilet facilities*
- ☐ *6 car parking spaces plus visitor spaces*
- ☐ *Available by way of a new lease*
- ☐ *Refurbishment of offices to be undertaken prior to occupation including redecoration, new floor coverings and installation of air conditioning*

RENTAL: £26,345 per annum

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 situated on an established

part of the Roundswell Business Park known as Oakwood Close. The premises are just off the A39 / A361 Link Road with Sainsbury's Supermarket at the entrance to the Business Park.

THE PROPERTY AND CONSTRUCTION

Forming part of the front section of the building known as Leisureline House there is a feature glazed "pyramid" atrium to the front of the property providing access to the offices, with the side elevations being a combination of brickwork and profiled cladding. The ground floor provides a shared entrance foyer and a number of ground floor offices let within the building. The suite available includes a ground floor office of 274 sq.ft (25 sq.m) and first floor space of 2,233 sq.ft (207 sq.m) which provides 2 main offices, meeting room, kitchen / break out room and approximately 500 sq.ft (46 sq.m) of circulation and landing area. Specification includes glazed partitioning, twin spiral staircase access to the first floor, heating, LED lighting, toilet and kitchen with break out area,

trunking, door intercom, fire system and shared garden area. There are 3 additional ground floor offices available by separate negotiation if desired.

TERMS

The premises are available by way of a new lease term with a service charge of £460 per month which covers contribution towards buildings insurance, cleaning of common parts, landscaping, maintenance etc.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value: £21,750 Rates Payable: £10,919 based on uniformed business rate of 50.2p in the pound (plus car parking rates). Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

VAT

Payable, if applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

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

LEGAL COSTS

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

THE ACCOMMODATION *(comprises)*

GROUND FLOOR

Shared foyer entrance with intercom system

OFFICE

274 sq.ft (25 sq.m) Carpet, staircase, dual aspect, LED lighting, trunking

LADIES TOILETS

Shared use, 2 x low level w.c's, 2 x wash hand basins

GENTS TOILETS

Shared use, 2 x low level w.c's, 2 x urinals, 2 x wash hand basins

FIRST FLOOR

Spiral staircase from main foyer

MEETING ROOM

249 sq.ft (23 sq.m) Glazed partitioning, heating, non slip flooring

MAIN OFFICE

1,034 sq.ft (96 sq.m) LED lighting, heating, non slip flooring

Landing and circulation space of approximately 500 sq.ft (46 sq.m)

OFFICE

400 sq.ft (37 sq.m) Carpet, false ceiling, LED lighting, trunking

KITCHEN / BREAK OUT ROOM

550 sq.ft (51 sq.m) Non slip floor, base units and worktop, stainless steel single drainer sink, LED lighting

OUTSIDE

To the front and side of the building is car parking, 6 spaces included with the offices, plus visitor spaces. There is also grassed garden areas for Tenant use.



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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