



To Let By Private Treaty Subject to Contract

SERVICED OFFICE SUITES WITH STRAIGHT FORWARD RENTAL TERMS

KNOWN AS

CADDSDOWN BUSINESS SUPPORT CENTRE

CADDSDOWN INDUSTRIAL PARK, CLOVELLY ROAD, BIDEFORD, NORTH DEVON, EX39 3BE

RENT AND SERVICE CHARGE FROM: £5,728 PLUS VAT PER ANNUM

- ☐ *Rentals inclusive of staffed reception, water, security, window cleaning, grounds maintenance, cleaning of communal areas and weekly clean of studio*
 - ☐ *Modern open plan office suites*
 - ☐ *Suites of 358 sq.ft (33 sq.m) – 502 sq.ft (47 sq.m)*
 - ☐ *On site car parking and lift*
 - ☐ *Eligible for rates relief*
 - ☐ *Onsite meeting / training rooms available to rent*
 - ☐ *Tenants 3 month rolling break clause from month 9*

LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Affinity Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

THE SITUATION

The Business Support Centre is situated at the end of the main arterial road through Caddsdow Industrial Park, just off the A39, close to Atlantic Village Retail Park. There are a variety of mixed users on the Industrial Park including Screwfix, Howdens, Toolstation, Veterinary Clinic, furniture retailer and recycling centre.

ACCOMMODATION

The Caddsdawn Business Support Centre has 13 Studio Suites at first floor level, accessed by lift or stairs with a ground floor staffed reception and waiting area. The modern open plan units benefit from carpet, double glazing, LED lighting and electrical sockets. There are shared kitchen and toilet facilities. Within the Business Support Centre there are three meeting/training/conference rooms which are available to rent plus on site car parking for studio tenants and visitors.

The premises benefits from the following approximate dimensions and areas:-

STUDIO G - 358 sq.ft (33 sq.m) – Rent £3,043 pa plus VAT, Service Charge £2,685 pa plus VAT, buildings insurance £75.79 pa plus VAT (reviewed 1st Sept each year)

STUDIO J - 502 sq.ft (47 sq.m) – Rent £4,267 pa plus VAT, Service Charge £3,765 pa plus VAT, buildings insurance £106.06 pa plus VAT (reviewed 1st Sept each year)

TERMS

The premises are available by way of new 3 or 5 year leases with a Tenant's rolling 3 month break clause from month 9, rent review at year 3. The service charge includes staffed reception, water, window cleaning, security, use of lift, cleaning of the communal areas, reception and weekly studio clean. It should be noted VAT is chargeable on the rent and service charge. Tenants to make their own arrangements for telephone and broadband. A 2 month rent deposit is payable upon lease commencement.

LEGAL COSTS

Incoming tenants to contribute £104.17 plus VAT towards the creation of the lease.

VIEWING

Strictly by prior appointment through the sole agents, JD Commercial.



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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