



To Let By Private Treaty Subject to Contract

**MODERN END OF TERRACE INDUSTRIAL / WAREHOUSE UNIT OF 2,434 SQ.FT (226 SQ.M)
WITH SUITABLE HEIGHT FOR MEZZANINE FLOOR**

**UNIT 5 BARON COURT, BARON WAY, ROUNDSEWELL BUSINESS PARK,
BARNSTAPLE, NORTH DEVON, EX31 3TB**

RENTAL: £25,560 PER ANNUM

- ☐ *Modern industrial / warehouse / workshop premises*
- ☐ *Situated on favoured Roundswell Business Park*
- ☐ *Close to many trade operators including Bradfords, Toolstation, Eurocell*
- ☐ *On-site parking for 7 vehicles plus parking and loading to front of unit*
 - ☐ *Easy access to A361 / A39, close to Sainburys and McDonalds*
 - ☐ *Available by way of a new lease*

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 Baron Way, just off the A39 / A361 Link Road, on Roundswell Business Park West. To the entrance of this part of the estate is McDonalds and Toyota Showroom. Other nationals in the immediate vicinity include Bradfords Builders Merchants, Toolstation, Eurocell, and retailers including Dunelm Mill, Home Bargains and Costa Coffee.

DESCRIPTION

Being an end of terrace unit, of modern steel portal frame construction, there is brickwork to the front and side elevations to circa 7' with plastic coated aluminium cladding above. The insulated pitched roof is also plastic coated aluminium clad with approximately 10% translucent roof panels. The gross internal area is 2,434 sq.ft (226 sq.m) with a suitable eaves height for a mezzanine floor. Further specification includes:- reception entrance, Three Phase Electricity, roller shutter door (width 12'6, height 14'1), double glazed personnel access door, power floated floor, intruder and fire alarm, internal block work to all elevations, electrical trunking, toilet facilities, cloakroom and LED lighting. There are 7 parking spaces demised to the unit as well as loading area in front of the roller shutter door.

TERMS

The premises are made available by way of a new lease to be held on a full repairing and insuring basis. Building insurance estimated at £681 pa, service charge for maintenance and repair of common parts on

an as costs arise basis estimated at £1,000 pa.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £24,000 Rates Payable: £12,048 based on uniformed business rate of 50.2p in the pound, although this includes offices and mezzanine floor which have now been removed so the property will be reassessed. As a comparison the next door unit, which is a similar size, has a Rateable Value £16,750.

LEGAL COSTS

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

VAT

We understand VAT is applicable, at the prevailing rate.

ENERGY PERFORMANCE CERTIFICATE

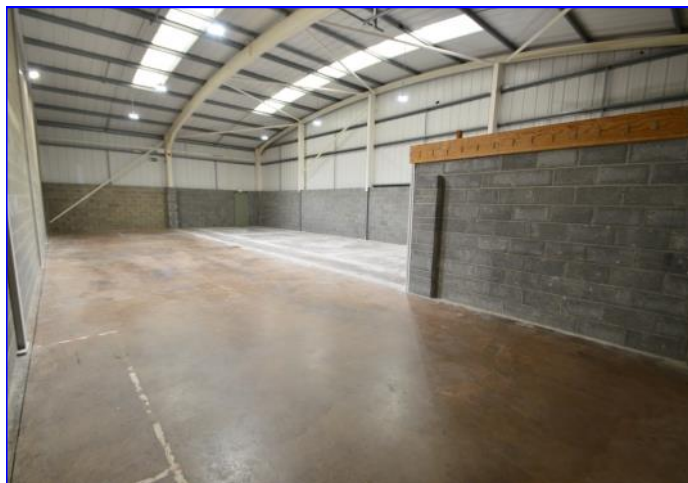
Please contact the Agents for a copy of the Energy Performance Certificate.

THE ACCOMMODATION (comprises)

GROUND FLOOR

INDUSTRIAL / WAREHOUSE UNIT

GIA 2,434 sq.ft (226 sq.m) Roller shutter door, power floated floor, three phase electricity, LED lighting, reception entrance, toilet facilities and cloakroom



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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