To Let By Private Treaty Subject to Contract

**2 ADJOINING OFFICE SUITES OFFERING A COMBINED FLOORAREA OF 1,102 SQ.FT (102 SQ.M) WITH UNINTERRUPTED VIEWS OF RIVER TAW**

**SUITES 16-17 CHIVENOR BUSINESS PARK**
**CHIVENOR CROSS, BARNSTAPLE, NORTH DEVON, EX31 4AY**

**RENTAL: £17,000 PER ANNUM FOR ADJOINING BOTH SUITES**

- ***One off office location with direct views over River Taw***
- ***2 adjoining office suites with a combined floorarea of 1,102 sq.ft (102 sq.ft), each suite 551 sq.ft (52 sq.m)***
- ***Suite 16 with glazed wall divide (could be removed) creating meeting room and training room, suite 17 – open plan with kitchenette and toilet***
- ***4 panel double glazed windows in both suites overlooking River Taw***
- ***On site car parking and visitor car parking***
- ***Inspection highly recommended to appreciate specification and views***

## LOCATION

The site is situated just off the Chivenor Cross roundabout on the A361 with Barnstaple lying circa 1.5 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

Providing an estuary side location and convenient semi rural destination but still enjoying good networking to the North Devon environs and the A361 Link Road. There are a wide variety of users on the Estate including an onsite cafe. 'The Landings' housing development completed by Bovis Homes is close by.

## DESCRIPTION

Being two adjoining self contained office suites which were installed and fitted in 2020. Each suite is 551 sq.ft (52 sq.m) with a doorway between the two suites. Suite 16 has a glazed dividing wall creating a meeting room and training room, plus kitchenette and toilet facilities. Suite 17 is open plan plus kitchenette and toilet. Additional specification includes double glazed entrance door, 2 x 4 pane double glazed windows overlooking the River Taw, commercial grade laminate flooring, LED lighting and electrical sockets. Each suite has 2 dedicated parking spaces to the front with additional onsite staff and visitor car parking. There is fibre and satellite VPN options, secure HD day/night CCTV.

**TERMS**
The premises are made available by way of new lease term, minimum 5 year lease term with potential for a Tenant's break clause by negotiation. There is a maintenance fee of £375 plus VAT pa per unit and buildings insurance of £40 pm. Electric, water and waste metered.

**RATES**
We are verbally advised by the Local Rating Authority that each of the premises are currently assessed as follows:- Rateable Value (2023 Listing): £7,500 Rates Payable: £3,765 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 may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

**ENERGY PERFORMANCE CERTIFICATE**
Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

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

**THE ACCOMMODATION** *(comprises)*

**SUITE 16**

Double glazed entrance door

GIA 551 sq.ft (52 sq.m) Currently subdivided with glazed partition to create meeting room and training room (partition could be removed), electrical sockets, LED lighting, commercial grade laminate flooring, double glazed office frontage, rear 4 pane double glazed windows overlooking River Taw, kitchenette with eye and base unit, worktop, sink unit

**TOILET**
Low level w.c. and wash hand basin

Double glazed door leading to:-

**SUITE 17**

Double glazed entrance door

GIA 551 sq.ft (52 sq.m) Open plan office, electrical sockets, LED lighting, commercial grade laminate flooring, double glazed office frontage, rear 4 pane double glazed windows overlooking River Taw, kitchenette with eye and base unit, worktop, sink unit

**TOILET**
Low level w.c. and wash hand basin

**OUTSIDE**
To the front of each office suite is car parking for 2 vehicles, with additional onsite staff and visitor car parking.

**VAT**
We understand VAT is not applicable on the rent.

**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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