To Let By Private Treaty Subject to Contract

2 ADJOINING NEWLY DEVELOPED INDUSTRIAL / WORKSHOP UNITS – 1,000 SQ.FT (93 SQ.M) – 2,000 SQ.FT (186 SQ.M)

UNITS 4E-4F ONYX, ENTERPRISE ROAD, ROUNDSWELL BUSINESS PARK, BARNSTAPLE, NORTH DEVON, EX31 3YB

RENTAL: £12,000 per unit per annum

- ***2 brand new industrial units, ready for occupation***
- ***Each unit 1,000 sq.ft (93 sq.m), available individually or together***
- ***Specification including eaves height suitable for mezzanine floor, first floor windows,***
- ***Three Phase electricity, electric roller shutter, power float floor, toilet facilities, personnel door, solar panels, car parking to front of each unit***
- ***On site car parking***
- ***New business park setting adjacent to Roundswell pedestrian bridge and close to Node Cowork***

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 premises are located on Roundswell Enterprise Park, just off the Roundswell roundabout (A361) on Enterprise Road. The newly developed Estate is close to Node Cowork Business Hub and adjacent to the Roundswell pedestrian bridge.

DESCRIPTION

The whole development, which was completed end of Summer 2025, consists of 29 newly constructed industrial, workshop and warehouse units in 4 terraces. There are two units being offered each one of 1,000 sq.ft (93 sq.m), with the option of adjoining units being leased to provide larger premises if required. Specification of the premises includes electric roller shutter door, personnel door, double glazed windows, Three Phase electricity, power floated floor, solar panels, fibre availability, car parking and loading bay for each unit, eaves height suitable for the installation of a mezzanine floor.

TERMS

The premises are made available by way of new commercial leases to be held on a full repairing and insuring basis, with both units available to let if desired. There will be a service charged levied, proportion on floor area, for maintenance of communal areas such as car parking, landscaping etc, these costs are expected to be approximately £900 plus VAT per unit.

RATES

To be assessed, with business rates relief dependent on the usual conditions.

THE ACCOMMODATION *(comprises)*

UNIT 4E – 1,000 sq.ft (93 sq.m) - £12,000 per annum

UNIT 4F – 1,000 sq.ft (93 sq.m) - £12,000 per annum

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
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EXISTING HEDGE
HAMMERHEAD TURNING
46540
50000
HAMMERHEAD TURNING
MEADOW PLANTING
2 no. Electric Vehicle Parking Spaces
Unit 1F
Unit 1E
Unit 1D
Unit 1C
Unit 1B
Unit 1A
BLOCK 1
+44.565
Unit 2H
Unit 3H
Unit 2G
Unit 3G
Unit 2F
Unit 3F
Unit 2E
Unit 3E
+44.775
Unit 2D
Unit 3D
Unit 2C
Unit 3C
Unit 2B
Unit 3B
Unit 2A
Unit 3A
BLOCK 2
BLOCK 3
Unit 4G
Unit 4F
Unit 4E
Unit 4D
+44.565
Unit 4C
Unit 4B
BLOCK 4
Unit 4A
EXISTING HEDGE
SIGNAGE
SIGNAGE
SITE ENTRANCE
SITE ENTRANCE
ELEC SUBSTATION