To Let By Private Treaty Subject to Contract

MODERN DETACHED INDUSTRIAL / WAREHOUSE UNIT OF 3,781 SQ.FT (351 SQ.M)

UNIT 6 PLOT H BUCKNELL WAY
PATHFIELDS BUSINESS PARK, SOUTH MOLTON, NORTH DEVON, EX36 3FU

RENTAL: £30,250 per annum

- ***Modern detached premises with gated car parking / yard space***
- ***Specification including eaves height suitable for mezzanine floor, first floor double glazed windows, Three Phase electricity, electric roller shutter, power float floor, toilet facilities, 2 x personnel doors, LED lighting***
- ***Available from August 2026***

LOCATION

Known as the 'Gateway to Exmoor', South Molton is a traditional market town set in beautiful countryside and not far from North Devon's beaches – yet it is also just 25 miles from the M5 via the main A361, and around 45 minutes from the airport at Exeter. South Molton's resident population of 6,000 (including nearby villages) will soon be expanded thanks to the imminent 1,200k new houses outlined on the Local Plan, and will continue to be joined by visitors attracted to the town's traditional centre and wide range of independent businesses. The notable towns of Barnstaple (11 miles), Bideford (20 miles), Ilfracombe (25 miles), Tiverton (19 miles) and Torrington (18 miles) are also nearby.

THE SITUATION

The site represents an ideal location for business with direct access to the North Devon Link Road. Pathfields Business Park has undergone significant expansion in recent years including various office and industrial developments.

THE PROPERTY AND CONSTRUCTION

Within a courtyard development of 7 industrial, workshop and warehouse units, that were constructed in 2023, the detached premises has its own gated entrance and private car parking / yard space. Offering a floor area of 3,781 sq.ft (351 sq.m) additional specification includes modern profiled steel roof and wall insulation panels, BT connection, electric roller shutter door, 2 x double glazed personnel doors, Three Phase electricity, power float floor, toilet, eaves height suitable for the installation of a mezzanine floor with first floor double glazed windows already installed. There is car parking to the front of the unit as well as areas to both sides of the unit suitable for additional parking or storage.

TERMS

The premises are made available by way of new commercial lease to be held on a full repairing and insuring basis. There will be a service charge levied, proportion on floor area, for maintenance of communal areas such as car parking, landscaping, estimated at £40 per month.

RATES

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2026 Listing): £23,000 Rates Payable: £11,546 based on uniformed business rate of 50.2p in the pound. Occupiers are advised to make their own enquiries of North Devon District Council.

THE ACCOMMODATION

UNIT 6 – 3,781sq.ft (351 sq.m)

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
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

JD COMMERCIAL,
42 RIDGEWAY DRIVE,
BIDEFORD,
NORTH DEVON, EX39 1TW

website : www.jd-commercial.co.uk

email : sales@jd-commercial.co.uk

TEL: 01237 424053 / 07868 846357