

WRIGHT COMMERCIAL



RECENT BUILD BUSINESS UNIT TO LET



UNIT 5 UPCOTT BUSINESS CENTRE

47 UPCOTT AVENUE, BARNSTAPLE, NORTH DEVON, EX31 1NH

RENT: £14,000 p.a.x LEASEHOLD

THE SITUATION

The site is located adjacent to Upcott Avenue within close proximity of the A361 linking Barnstaple, Braunton and the coast. Established occupiers nearby include Jewson, Magnet, Greggs, Burger King, Howdens and Barnstaple Nissan.

SPECIFICATION

The estate comprises 7 purpose built industrial units configured in an arc. The subject unit extends to 1200sq ft (111 sq ms). Unit specification includes power floated concrete floor, 3 phase mains electric supply, mains water, toilet, emergency exit, roller shutter door and personnel door, mezzanine level window, insulated profile steel cladding walls and roof with roof lights and allocated parking. Removable stud partition.

PROPOSAL

A new lease term of 3 years or longer at a commencing rent of £14,000 p.a.x.



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