



To let

Unit 3 First Floor , Old Station Road, Whiddon Valley
Industrial Estate, Barnstaple, Devon, EX32 8PB

Viewing by prior appointment with
Tom Churchward MSc Real Est.

(01392) 202203

tom@sccexeter.co.uk

First Floor Office Premises

Net Internal Area 1,891 sq.ft (168.97 sq.m)

Car parking for 6 vehicles

Available on new lease, terms to be agreed

To let: £16,500 per annum

Location

Barnstaple is the commercial heart of North Devon, playing a pivotal role in the region's business and industrial landscape. The town hosts key commercial hubs, including Greenlanes Shopping Centre and Roundswell Business Park, making it a central location for both retail and industrial enterprises.

With strong transport links via the North Devon Link Road and rail services, Barnstaple offers excellent connectivity for logistics and commuting, ensuring seamless access to nearby towns such as Bideford, Torrington, and Exeter. As the largest town in the area, Barnstaple stands out as a vital center for commerce and business development.

Description

The property is conveniently located for those looking for a position between the town centre and the North Devon Link Road. Easily accessed and with a reasonable parking ration the ground floor premises comprises a mixture of open plan and private corner office accommodation.

With a brick elevation and steel frame these modern offices could be suit a variety of uses, subject to consents, and present a great opportunity looking for occupiers looking to take substantial premises in an easy reach location.

Nearby occupiers include Enterprise Car Hire, Johnstone's Decorating Centre, Majestic Wines, Westcountry Dental, McDonald's and LIDL.

Accommodation

Please see below a summary of the accommodation

Net Internal Area (NIA):

Ground Floor 1,891 sq.ft (168.97 sq.m)

Lease Terms

Available by way of new full repairing and insuring lease, at a rent of £16,500 pa ex. Further terms to be agreed by negotiation, please contact agent for further details.

Energy Performance Certificate (EPC)

An EPC of D is available for this property. Please contact the agent for further details.

Service Charge

Tenant to pay service charge, to be charged at £XXX per sq.ft (2024) to be reviewed annually.

Business Rates

RV 2023 List: £12,750

Rates Payable: £1,590.56

Interested parties are advised to make their own enquiries with the local billing authority, North Devon Council.

VAT

VAT will be applied at the standard rate where applicable.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the sole agents:

Stratton Creber Commercial
20 Southernhay West, Exeter, EX1 1PR

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