



**Units 2&3 (ground floor), Loosemore House, Brannam Crescent, Roundswell Business Park, Barnstaple, Devon. EX31 3TD**

**Status: To Let**

**Price: £43,500 pa**

**Business Unit @ Roundswell, Barnstaple**

- Premier Business location
- 5412 sq. ft. (502 m2)
- Parking 6-8 Vehicles
- Office & Warehousing/Production space
- Available early 2024
- Suitable mezzanine installation

**Ref: UW852**

Sole Letting Agents

Underwood Warmington are pleased to have been appointed SOLE LETTING AGENTS of ground floor warehouse/workshop space at **Units 2&3 Loosemore House, Brannam Crescent, Roundswell Business Park, Barnstaple**. This this prominent Commercial Building was designed and built by Loosemore & Sons Builders for their own occupation. Indeed the building firm currently occupy Units 2 & 3 themselves (Unit 1 is LET to a local scaffolders) but find that they can now release surplus ground floor space which is rarely used by them, retaining the Office Space ( ground & first floor) for their own use.

**Units 1& 2** provides ground floor space of 5412 sq. ft. (503m<sup>2</sup>).

Easy servicing via 17'6" (5.3m) loading door height, 20' (6m) to eaves, 26' (8m) max. headroom provides the opportunity to install a mezzanine if required.

### **Building Dimensions**

Built Depth :- 84' (24.8m)

Built Width :- 78' (24 m)

Agents Note: A new personal door (front) will be installed and some internal re-arrangement will be undertaken by the Landlord to ensure that the units are entirely separated from the office space they will retain for their own use.

### **Exterior**

An extensive loading/parking area (shared access) is enjoyed which will provide parking for 6-8 vehicles. Spaces to be allocated.

### **Service Charge**

There will be a service charge for the maintenance of common areas

### **VAT**

The property is elected for VAT and therefore will be chargeable in respect of rent and service charge

### **Rental**

£43,500 pa plus VAT & Service Charge

### **Availability**

The premises will be available to occupy in January/February 2024

### **Viewing**

For an appointment to view please contact:

### **Dean Warmington**

Tel: 01271 378731

Email: [dean@underwoodwarmington.com](mailto:dean@underwoodwarmington.com)

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### **Important notice**

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Any description of information given should not be relied upon as a statement of representation of fact or that the property or its services are in good condition. Neither Underwood Warmington (nor its Joint Agents) nor any of their employees has any authority to make or give any representation or warranty whatsoever in relation to the property.

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