



Units 18 & 19-20, Upper Daddon Court, Clovelly Road Industrial Estate, Bideford, Devon. EX39 3FH

Status: Let

Price: Confidential Agreement

**Superb Company HQ with Warehousing & Parking**

- 4027 sq. ft. (374m2)
- Open plan Offices
- Warehousing/ Storage
- Available as whole or 2 x Units
- 6 x vehicle spaces
- Roof mounted Solar Panels fitted
- 

Ref: UW856

**SOLE LETTING AGENTS**

Upon valued instructions of TCI (UK) Ltd. , Underwood Warmington are delighted to have been appointed SOLE LETTING AGENTS of these prestigious Business Premises, which are available as the Company is relocating it's Headquarters to purpose built accommodation, early in 2021.

## GENERALLY

The property comprises three industrial units, sub- divided to provide a single warehouse with full mezzanine (Unit 18) and a combined double unit (Units 19 & 20) with ground floor warehouse/ storage and Showroom plus First Floor Open Plan Offices. East staff/customer parking and 6 allocated spaces. Our clients have fitted roof mounted **solar panels** which reduces electricity costs of the building significantly. Further information on request.

The premises are available to rent as a whole (i.e. 3 x Units) as TCI (UK) Ltd. currently occupy. Alternatively, our Landlord client will consider letting Unit 18 independently of Units 19 & 20 (Units 19 & 20 to be occupied first)

## LOCATION

With a resident population of around 32,000 including nearby villages, Bideford is the second largest town in North Devon, and the town has a reputation as a pleasant place to live, work and visit. In recent years Bideford has benefited from lots of investment and development, including the ongoing Atlantic Park retail area and improvements to the historic town centre and quayside, and the current Local Plan allows for a further 4,000 homes plus leisure facilities. Bideford is within 3 miles of some well-known North Devon locations such as Appledore, Westward Ho!, Instow and Northam and only 9 miles from the area's commercial centre of Barnstaple. It is also within a half-hour's drive of Exmoor National Park, the beaches around Woolacombe, Croyde and Saunton, and the Devon-Cornwall border.

## THE SITUATION

The unit is situated on part of the Clovelly Road Industrial Estate, known as Daddon Moor Business Park, just off the A39, close to the Atlantic Retail Village and ASDA Supermarket. There are a variety of mixed users on the industrial estate including the Plumb Centre and City Plumbing Supplies.

## THE PROPERTY AND CONSTRUCTION

Being an end of terrace premises, the unit is of steel portal frame construction under a profiled insulated roof with approximately 10% translucent roof panels. External box profile cladding and brickwork and internal concrete block walls. Each of the Units have loading doors and pedestrian access.

**Unit 18** is self- contained, currently utilised as **Warehousing** with full **Mezzanine floor**.

**Units 19 & 20** are arranged as one unit, with front **Showroom & Storage Area** with a central staircase having **Kitchen, Cloakroom and Ancillary areas** to the rear. The first floor provides good, **open plan Office Space** with some cellular office finished in good specification including **Meeting Rooms** and **Individual Offices**

## SERVICE CHARGE

It should be noted that an annual service charge is levied on the Estate - £100 per unit p.a.

## ENERGY PERFORMANCE CERTIFICATE

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

## LEGAL COSTS

Each party is to bear their own legal costs.

## VAT

It should be noted that VAT is applicable on the rent, at the prevailing rate.

## VIEWING

No direct approach to the premises should be made please. For an appointment to view please contact Underwood Warmington. T: 01271 378 731. E: [dw@underwoodwarmington.com](mailto:dw@underwoodwarmington.com)  
Website [www.underwoodwarmington.com](http://www.underwoodwarmington.com)

Area e.g Board Room	Imperial (e.g. 10' x 10')	Metric (e.g. 3.04m x 3.1m)	Sq Ft (e.g. 101)	
1	GF Kitchen	9' 7" x 9' 6"	2.95 x 2.92	
2	Meeting Room	16' 7" x 9' 5"	5.1 x 2.89	
3	Warehouse	19' 4" 19' 2"	5.1 x 5.8	

Area	Imperial	Metric	Sq Ft
e.g Board Room	(e.g. 10' x 10')	(e.g. 3.04m x 3.1m)	(e.g. 101)
4	GF Office/Showroom	24' 6" x 18' 3"	7.5 x 5.6
5	FF Office (Open Plan)	38' 2" x 36' 1"	11.7 x 11.1
6	Unit 18 Warehouse	36' 8" x 19'	11.26 x 5.5
7	Mezzanine	36' 8" x 19'	11.26 x 5.5

IMPORTANT NOTICE

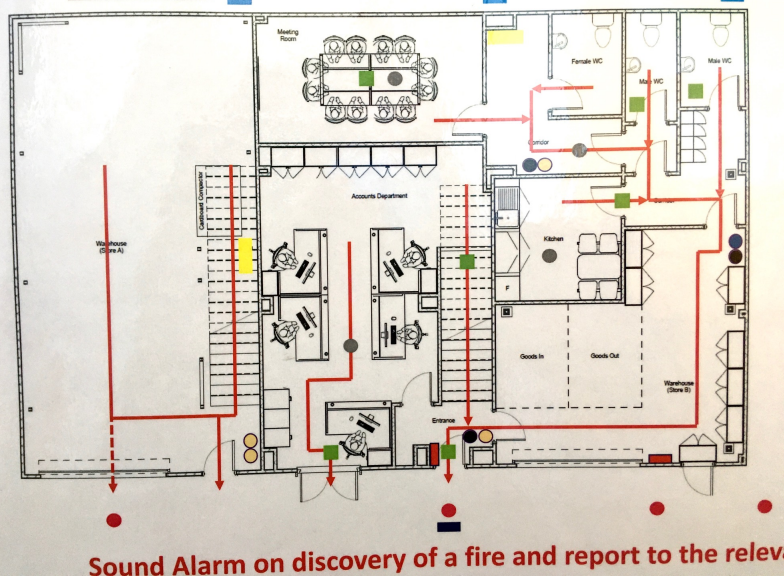
These particulars are for guidance only. They are prepared and issued in good faith and are intended to give a fair description of the property but do not constitute part of an offer or contract. Any description of information given should not be relied upon as a statement of representation of fact or 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. The photographs show only certain parts and aspect of the property at the time they were taken. Any areas, measurements or distances given are approximate only. Any reference to alterations to, or use of, any part of the property is not a statement that any necessary planning, Building Regulations or other consent has been obtained. These matters must be verified by an intending tenant







Ground Floor



First Floor





