

**Offices 5&6, Florence House,  
Brannam Crescent, Barnstaple,  
Devon. EX31 3TD**

**Status: To Let**

**Price: £350.00 per month each  
office**

**"Professional Office Space in  
convenient location with Parking"**

- 2 x Individual Offices
- Car Parking available ( 2 spaces each office)
- Rent includes all outgoings
- Available individually or together
- Prime Barnstaple location
- Meeting Room available

**Ref: UW858**

SOLE LETTING AGENTS

## GENERALLY

Upon valued instructions from Poltair Properties **Underwood Warmington** are delighted to have been appointed SOLE LETTING AGENTS on 2x individual offices within their Head office at Roundswell which are surplus to their own requirements. The Proposal is therefore to offer the two first floor rooms, either individually or as a pair, **TO LET** on all inclusive rental terms of £350.00 (per month), the rent to include electricity consumption (heat & light), business rates, access to Wi Fi facility, shared use of WC facilities (for gentlemen and a separate facility for ladies), easy access WC (ground floor), Kitchen with refrigerator and dishwasher and the opportunity to pre book The Board Room for private meetings, subject to a small charge. Common part areas will also be regularly cleaned by the landlord, this again, being included within the "all inclusive" rental charge.

The offices are available on the basis of an easy Licence arrangement, minimum occupation period 6 months

The premises benefit carpeted flooring, suspended ceilings, plastered and painted walls and LG7 lighting.

Access is by an intercom system at the Main Entrance Door which can be opened from the first floor. Each of the offices have internal lockable doors. The Building benefits an intruder alarm system.

As seen by the attached photographs the offices are partly furnished (desk, chairs, filing cabinet) the benefit of use being offered to the tenant/s.

If required by the tenant, 2x dedicated car parking spaces (one each office) immediately outside the Building can be rented at a charge of £3 per day.

## LOCATION

The property is situated within Roundswell Business and Retail Park which is located to the West of Barnstaple with a direct link off the A39/A361 North Devon Link Road. The property is situated on a prominent corner site adjacent to Philip Dennis Foodservice and Loosemore Chartered Building Company. The Building is the Headquarters of Poltair Homes ([www.poltairhomes.com](http://www.poltairhomes.com))

**Barnstaple** is located on the North Devon coast and is the principal administrative town and regional centre for shopping and industry, serving a wide geographical area covering North and Mid Devon. It lies 53 miles west of Taunton, 43 miles northeast of Exeter. Access to Barnstaple is provided by the A361 North Devon Link Road which connects with Junction 27 of the M5 motorway.

**Barnstaple** is a strong market town and tourist destination with around 750,000 visitors each year making it the second most popular tourist destination in Devon after the Torbay area

The town has a resident population of 30,000 and a retail catchment population estimated in the region of 135,000 living within a 35 mile radius.

## ACCOMMODATION

**First Floor Office 5:** 16' 5" (5.04m) x 12' 4" (3.78m) 202 sq. ft. (18.74m<sup>2</sup>)

**First Floor Office 6:** 16' 5" (5.04m) x 11' 7" (3.57m) 190 sq. ft. 17.7m<sup>2</sup>)

**Rarely due offices such as this become available on Barnstaple's premier Business Park, especially on the flexible lease/licence terms being offered - we therefore looking forward to making arrangements for you to view.**

## BUSINESS RATES

Rateable value:

Rates payable for :

Business rates contribution is included within the monthly rent.

## TENURE

The offices are available separately or can be occupied by a single tenant by way of "easy and flexible" Licence/ Lease. Rent £425.00 per calendar (each). Dedicated car parking spaces are also available (if required) at £3.00 per day. Term of occupation by mutual agreement, **minimum six months. Maximum rental period (certain) until 26 September 2021**

## PROPERTY REFERENCE NUMBER

Reference:UW 830

## 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.