



Suite 5, Riverside Court, Castle Street, Barnstaple, Devon. EX31 1DR

Status: Let

Price: Confidential Agreement reached

"Modern Office Suite "

- 544 sq. ft. (50m2)
- Central Barnstaple location
- Close Car Parks & Shops
- Easy lease terms
- Available immediately
- Contemporary atmosphere

Ref: UW863

SOLE LETTING AGENTS

LOCATION

Barnstaple is North Devon’s commercial centre, being a popular and successful market town. Location is excellent for a variety of businesses wishing to be in the heart of the busy town centre. The town offices a good trading location and with a resident population of approaching 30,000, complimented further by trade from a wide hinterland increasing the catchment area to circa 120,000, enhanced further by its popularity with tourists throughout the year.

The Riverside Court Office complex is a modern development of varying size office suites. They are conveniently located in a town centre position close to the Civic Centre and several local authority car parks. **Suite 5** is located on the first floor accessed via an external, steel staircase leading to shared **ENTRANCE LOBBY**.

Suite 5

Exterior fixed steel, open tread staircase to mezzanine landing area, access door to shared ENTRANCE LOBBY **Suite 6** provides 541 sq. ft (50 m2) (3x offices plus filing room) £7,000 per annum.

Quarterly Charge for water, sewerage & refuse collection £130.56 (plus VAT) and Service Charge (maintenance of building) £154.18 (plus VAT) Building Insurance £139.19 per annum. These costings are approximate but will be confirmed.

The suite benefits from electric space heating. Dado height power & telephone points are fitted, carpet tiles laid, suspended ceilings with lighting panels. Intruder alarm system (Veritas) (un-tested)

Accommodation Comprises

	Area	Imperial	Metric	
	e.g Board Room	(e.g. 10' x 10')	(e.g. 3.04m x 3.1m)	
1	Open Plan Office (1)	23' 0" x 14' 6"	7.07m x 4.46	334
2	Office 2	14' 0" x 7' 0"	4.3m x 2,15	98

	Area	Imperial	Metric	Sq
	e.g Board Room	(e.g. 10' x 10')	(e.g. 3.04m x 3.1m)	(e.g.
3	Filing Room	6' 10 " x 4' 2"	2.12 x 1.26	28
4	Kitchen	6' 6" x 3' 2"	2 x 1	20
5	2 x WC's	9' x 6' 9"	2.76 x 2.07	61

Add Area

Business rates

Title

Title goes here

Rateable value

£

3900

Years rates are payable (e.g 2011/2012)

2020/21

Rates payable p.a. for above

£

1911

Further information (if needed)





