



elevation 1:100



EXTERNAL MATERIALS

ROOF: Merlin Grey steel box profile
composite insulated panels

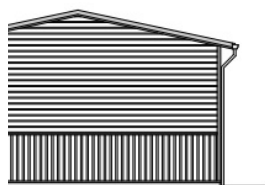
CLADDING: Two tone Midnight & Slate Blue
steel box profile
horizontal & vertical cladding

WINDOWS: Aluminium Slate Blue powder
coated windows

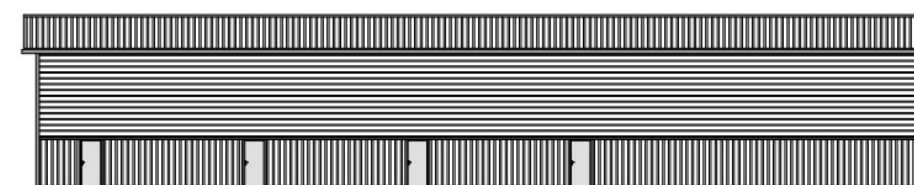
DOORS: Slate Blue Aluminium powder coated
personnel and roller shutter doors



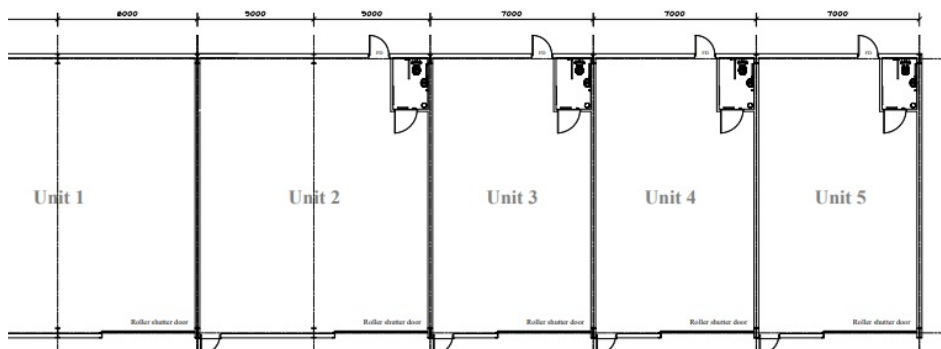
North elevation 1:100



elevation 1:100



East elevation 1:100



PETER WONNACC
Planning and Development

**Units H1,2,3,4 & 5, Plot H,
Bucknall Road, Pathfields
Business Park, South Molton,
Devon. EX36 3LH**

Status: Let

Price: Confidential Agreements

**5x New Business Units on an
established Business Park**

- 5 x Units - 100% lettings agreed !
- 6m to eaves (suit mezzanine floor)
- 5 x car spaces each unit (plus surplus/visitors)
- 5m x 4m electric roller shutter doors with cut out windows
- 3 phase electrics/LED lighting/ fibre optic BT

Ref: UW868

SOLE LETTING AGENTS

LOCATION

Situated on the edge of the market town of South Molton, the town is approximately 9 miles south east of Barnstaple and classified an area centre. Tiverton, M5 connection at junction 27 and fast train connection of Paddington is approx. 22 miles east. South Molton provides a range of services, local employment opportunities and acts as a focal point for an extensive rural area. The towns proximity to the North Devon Link road has brought improved accessibility and enhanced prospect for the economic growth of the town. The site represents an ideal location for business with direct access to the North Devon Link Road and the gateway to Exmoor. **Pathfields Business Park** has undergone significant expansion in recent years including various office and industrial developments. Occupiers on the site include, Mole Valley Farmers, RGB Building supplies, Eaton, Yodel, North Devon Ceramics Studio & Academy, Crown Yealm,Ucanstore.com etc.

DESCRIPTION

Five Business Units are under construction with an envisaged completion date of February 2021. Building specification is high with main features incorporating:-

- Single Units from 88m² (947 sq. ft.)or multiple to 384m² (4,133 sq. ft.)
- 6m to Eaves, Height/Concrete suitable for 2nd Story Mezzanine Floors.
- Fully Insulated Building with Internal Blockwork Skin and Firewalls.
- 180mm insulated roof, 150mm insulated walls
- 3 Phase, 5m x 4m Insulated electrically operated Roller Doors with Window cut outs.
- Upper Level Windows to No. 1 and 2.
- 3 Phase Electrics/LED Lighting, Water and Fibre Optic BT.
- Disabled Toilet/Water Heater and sinks.
- 5 Parking Spaces per Unit
- Fully Concreted Yard/ HGV Turning Area
- Electric Vehicle Charging Points (proposed)

DIMENSIONS

Unit 1 : 10m x 12.2m (122m²) - 32' 6" x 39' 8" (1313 sq. ft.) - **LETTING AGREED**

Unit 2: 10m x 12.2m (122m²) - 32' 6" x 39' 8" (1313 sq. ft.) - **AVAILABLE**

Unit 3: 7.2m x 12.2m (88m²) - 23' 6" x 39, 8" (947 sq. ft.) - **AVAILABLE**

Unit 4: 7.2m x 12.2m (88m²) - 23' 6" x 39' 8" (947 sq. ft.) - **LETTING AGREED**

Unit 5: 7.2m x 12.2m (88m²) - 23' 6" x 39' 8" (947 sq. ft.) - **LETTING AGREED**

RENTS

Unit 1: (Confidential Agreement)

Unit 2: **£9,500** per annum (plus VAT)

Unit 3 **£7,000** per annum (plus VAT)

Unit 4 **£7,000** per annum (plus VAT)

Unit 5 **£7,500** per annum (plus VAT)

PLANS

Detailed plans are available from the Letting Agents upon request.

SITE WEBCAM

Build images and weekly time lapses are available via the following link

<https://www.facebook.com/Aerials-Satellites-and-Cables-Ltd-100884675152937/>

CAR PARKING

5 x allocated parking spaces plus surplus, visitor parking.

LEASE TERMS

Offered by way of new leases on full repairing and insuring terms. Term to be agreed between the parties.

VAT

VAT is applicable to the rent and service charge

BUSINESS RATES

To be assessed when the Development is completed.

SERVICE CHARGE

An annual service charge will be levied on each tenant to cover the costs of maintaining common areas.

SERVICES

Mains water/drainage and electricity (3phase). Fibre Optic BT

LEGAL COSTS

Each party to bear their own legal costs in this transaction.

VIEWING

To view the property, contact the Sole Letting Agents.

Contact: 01271 378731 Dean Warmington. Mobile: 07971 830881.

Email : dean@underwoodwarmington.com

Website: www.underwoodwarmington.com

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.

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