

**Unit D, Brannam Crescent,
Roundswell Business Park,
Barnstaple, Devon. EX31 3TD**

Status: Let

**Price: Confidential Agreement
reached**

**" Professional Office Space in a
convenient location (2,000 sq. ft. -
186m2) with Showroom/
Reception, Storage and Parking"**

- Prime Business Location
- Easy access to Link Road (A361)
- Ground floor Showroom/
Reception
- Boardroom plus 6 x F/Floor
Offices
- Impressive Kitchen & WC facilities
- Additional car parking available

Ref: UW881

Joint Sole Letting Agents

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.

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 approximately 20 miles to the southeast.

RECEPTION

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. 76% of this population lives on or around the Taw Estuary between Barnstaple and Bideford.

DESCRIPTION

The property comprises a detached Business Unit of modern steel portal frame construction with profile steel cladded elevations. The rear of the building (ground floor) is LET to a prominent occupier and used for storage purposes.

Available now TO LET is the front of the property which is a two storey element with RECEPTION, OFFICE, STORAGE, WC /SHOWER ROOM, easy-access WC on the ground floor with partitioned OFFICES (7), STAFF CANTEEN, and MALE & FEMALE TOILETS on the first floor. The offices and reception are finished to a high standard with carpeted floors, suspended ceiling, plastered and painted walls and LG7 lighting.

THE ACCOMODATION COMPRISES (approximate measurements)

ON THE GROUND FLOOR

Showroom/ Reception : 22'3" x 16'8" (370 sq. ft.)

Storage Area : 21'2" x 13'3" (280 sq. ft.)

Office: 16'3" x 13' (211 sq. ft.)

ON THE FIRST FLOOR

" The Boardroom" 28'5" x 15'7" (443 sq. ft.)

Office 2: 15'6" x 13'5" (208 sq. ft.)

Office 3: 15'6" x 12' (186 sq. ft.)

Office 4: 15'6" x 12' (186 sq. ft.)

Office 5: 16'9" x 12'4" (206 sq. ft.)

Office 6: 16'9" x 11'7" (194 sq. ft.)

Office 7: 16'6" x 11'8" (191 sq. ft.)

Space heating by electric panel heaters individually, thermostatically controlled.

OUTSIDE

4 x CAR PARKING SPACES are included within the annual rent. An additional 4 spaces can be leased, if required, at £365 per annum, each.

LEASE

A new lease is offered. Annual rent: £15,000.

BUSINESS RATES

The landlord is responsible for payment of rates for the whole building. A fixed 'business rates contribution' of approximately £8,000 p.a. to be agreed.

BUILDINGS INSURANCE

Tenant to be responsible for due proportion of insuring the property.

LEGAL COSTS

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

VIEWING & FURTHER INFORMATION

Strictly by appointment through the joint sole agents:
Underwood Warmington, 4 Old Farm Court, Barnstaple, Devon EX31 3HT
Contact: Dean Warmington
Tel: 01271 378731
Email: dean@underwoodwarmington.com

OR Joint Sole Agents:-

JD Commercial

42 Ridgeway Drive, Westward Ho, Bideford, Devon. EX39 1TW

Contact: James Doble

Tel: 01271 424053

Email: james@jd-commercial.co.uk