



**Suite 301 Queens House Business Centre, Barnstaple EX32 8HJ**

**Status: Let**

**Price: Confidential Agreement reached**

**'Funky' Penthouse Office Suite in central Barnstaple with car parking.**

- 1694 sq. ft. (157m2)
- 2 x reserved car parking spaces
- Fully manned Reception (Mon-Fri)
- All overheads included
- Lift access direct to Suite
- Tenant access 24/7

**Ref: UW888**

**Sole Letting Agents**

## LOOKING FOR OFFICE PREMISES IN BARNSTAPLE ?

The Queens House Business Centre is a professional and stimulating modern work environment. We are proud to offer you with a wide range of business services and facilities such as a manned reception desk, meeting room, car parking and café.

The Centre occupies an impressive 4-storey building and is ideally located in Barnstaple Town Centre, next to the main bus station.

With over 30 Offices and Shops at **Queens House Business Centre**, there is an extensive range of tenants from small independents to International Businesses.

This prestigious commercial building occupies a prominent position in the heart of Barnstaple close to the main Bus Station and Queen Street car park. The premises are ideally placed for convenience and are within level walking distance of all High Street amenities. The offices benefit from air conditioning as well as being, approached through the smart ground floor reception area with lift access to all floors. The **ALL INCLUSIVE** rent and service charge is as it suggests – there is nothing further for you to pay !. The annual fee includes rent, all utility outgoings (heat, light etc.), air conditioning, fully manned Reception (Monday – Friday 9am – 5pm) , cleaning of common parts, buildings insurance.

The space available **TO LET @ Suite 301** covers 1694 square feet (157m2) over the third floor and is accessed directly by passenger lift – ‘penthouse style’ - this provides a further level privacy as customers/staff enter the Suite directly off the lift.

### The salient points of these premises are :-

1. Generally open plan space, ‘funky’ appointment with Velux windows and chain linked lighting feature.
2. Air conditioned units – remotely controlled (hand held)
3. Intercom and reception access (manned Monday – Friday).
4. Rent £16,000 per annum (plus VAT) – includes 2x reserved car parking spaces.
5. Service Charge £360.49 monthly (plus VAT)
6. Highly respected business address
7. Suitable many business trades/professions
8. Early occupation offered.

## LAYOUT/ DIMENSIONS

Reception: 15' x 11' 3" Direct access to lift. Ladies & Gentleman's WC facilities.

Main Office: 34' x 31' incorporating 2 x private offices as below.

Private Office 1: 15' x 14' 9" Far reaching across the Town centre

Private office 2: 11' x 9' 1"

Hub Room/Stationery Store

Kitchen/Rest Area 11' x 6' 8" plus 15' 8" x 5'

Title

Title goes here

Rateable value

Years rates are payable

Rates payable p.a. for above

Further information. These premises may qualify for a 100 % reduction of payable business rates. Interested parties are advised to contact North Devon Council @ Barnstaple to establish what level of business rates will become available. The government website <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> will provide additional information.

**CAR PARKING RATES:** North Devon Council make a charge of £3 per week for the car parking space.

### VIEWING

For an appointment to view please contact:

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