



**Unit 10, Riverside Units,  
Pottington Business Park,  
Barnstaple, Devon. EX31 1QN**

**Status: Let**

**Price: Confidential Agreement  
reached**

**" A much sought after Business  
Unit, arranged over two floors,  
and located on a well known,  
established Business Park/  
Trading Estate.**

- 1121 sq. ft. (104m<sup>2</sup>) ground & first floors
- Trade Counter entrance
- 3 phase power connected
- Easy access via roller shutter doors
- 2 x Offices @ f/floor
- Suitable many business operations/uses.

**Ref: UW892**

**SOLE LETTING AGENTS**

## LOCATION

Barnstaple is North Devon's Principal Town and Administrative Centre for the region. Pottington Business Park has supported Business trading since the 1970's and is a well known business address in the locality. The Estate is easily accessed off the A361 and the Taw Bridge. The Riverside Units Development comprise 18 x Units of varying sizes, constructed in the 1990's, situated on the North Western corner of the Estate. Screwfix and RGB Building Supplies trade nearby.

## CONSTRUCTION

Unit 10 is at the end of a terrace of 4 similar sized units being of traditional steel portal frame construction with internal concrete blockwork and exterior profile steel cladding, profiled pitched roof cladding with approximately 10% translucent roofing panels. Specifications of this Unit include roller shutter door, personal door entrance, double glazed trade counter style entrance, trade counter, WC, fitted kitchen. The premises provide 1121 sq. ft. Business Space (104m<sup>2</sup>) arranged over ground and first floor levels. Overall measurement of the building is 21' 8" width (6.6m) x 27'2" built depth (8.3m). Most recently the ground floor has been utilised as trade counter space/storage/reception space with first floor arranged with two offices/meeting room (one with filing cupboard) and open storage. This space is fully carpeted (as the ground floor) and benefits down lighters and double glazed windows. Naturally, the incoming tenant will arrange the space to suit their own business operation. 3 phase power is connected.

Externally there are 3 dedicated car parking spaces as well as additional communal parking on the Estate.

## SERVICES

Mains water & electricity (3 phase) connected.

## LEASE

A new FRI lease is being offered, term length to be agreed. The tenant will be responsible to maintain the condition of the building through the term, on an 'no better/no worse' basis as on taking over. Usual references (Bank/Trade etc.) will be required.

## RENT

£791.66 per month, payable monthly or quarterly in advance as agreed.

## RENT DEPOSIT

A rent deposit equivalent to one month's rent (£791.66) to be held by the Landlord during the period of the Term

## SERVICE CHARGE

There is an annual service charge applicable on the Estate to cover the maintenance/repair of common and shared areas . This amounted to circa £700.00 in 2020/21.

## LEGAL COSTS

Each party to be responsible for their own legal costs. The tenant shall contribute £300 towards the Landlords costs

## VIEWING

Contact the SOLE LETTING AGENTS to arrange a viewing.

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