



Units J6,7,8,9,10 Plot J Bucknall Road, Pathfields Business Park, South Molton, Devon. EX36 3HL

Status: Let

Price: Confidential Agreement reached

New Business Units @ Pathfields Industrial Park, South Molton - from £815 per month

- 2 x Units remaining
- each 1087 sq. ft. (can combine)
- Suit motor vehicle repairs
- Further Units being constructed on site
- 6m to eaves (suit mezzanine)
- 5m x 4m roller shutter doors

Ref: UW896

JOINT SOLE 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 October 2022. Building specification is high with main features incorporating:-

- Units from 101m2 (1055 sq. ft.) to 200m2 (2151sq. 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.
- Upper Level Windows can be added.
- 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 6 : 101m2 - 1087 sq. ft. - LETTING AGREED

Unit 7 : 101m2 - 1087 sq. ft.- £815 per month (plus VAT)

Unit 8 : - 101m2 - 1087sq. ft. - £815 per month (plus VAT)

Unit 9 : - 101m2 - 1087 sq. ft. - LET

Unit 10: - 101m2 - 1087 sq. ft. - LET

RENTS

Unit 6: £815.00 per month (plus VAT) -

Units 7: £815.00 per month (plus VAT)

Unit 8: £815 per annum (plus VAT)

Unit 9: LET

Unit 10 - LET

PLANS

Detailed plans are available from the Letting Agents upon request.

CAR PARKING

5 x allocated parking spaces per unit 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 communal areas such as car parking, landscaping etc., although given this is a new Estate it is expected that this will be a minimal expenditure.

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 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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