



**Confidential South Molton
Business Park - Newly
constructed**

Status: To Let

**Price: Rental Offers Invited -
Region £8 per square foot**

**Newly Built (2022) Company
Headquarters providing
warehousing/ production space,
office content, mezzanine storage/
office and large compound/yard -
ample car parking**

- Company HQ - 8610 sq. ft. space (800m²)
- 22,000 sq. ft. (2044m²) compound/yard area
- Potential further 2,000 sq. ft. (186m²) available
- Easy access A361 link road (2 mins)
- Building completed 2022
- High Specification construction

Ref: UW899

SOLE LETTING AGENTS

LOCATION

Situated on the edge of the market town of South Molton, the town is approximately 9 miles southeast 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

New Company Headquarters (2022), providing 3,800 sq. ft. (353m²) high bay warehouse, 2,500 sq. ft. (232m²) ground floor Office space, 2,000 sq. ft. (186m²) mezzanine storage/office, 22,000 sq. ft.(2044m²) compound/yard area, ample car-parking , potential to build further 2,000 sq. ft. (186m²) on the site. Building specification is high with main features incorporating:-

- Fully Insulated Building with Internal Blockwork Skin and Firewalls.
- 180mm insulated roof, 150mm insulated walls
- 3 Phase Electrics passenger lift to mezzanine floor, laminate flooring to offices.
- Oil fired electric heating solar panel supplied
- LED Lighting, Fibre Optic BT, IT ducting will be installed.
- Ventilation to be over – sized to ensure extra cooling air flow for comfortable working conditions and in line with Building Regulations
- Overall ground floor space 6410 sq. ft. (596m²). Mezzanine Store/ Office 2200 sq. ft. (204m²) **TOTAL BUILDING SPACE – 8,610 sq. ft. (800m²)**

PLANS

Detailed plans are available from the Letting Agents upon request.

CAR PARKING

Ample on - site car parking

LEASE TERMS

Offered by way of a new lease 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

Rateable Value £20,500 (2023/24) Rates Payable £10,500 approximately

SERVICE CHARGE

An annual service charge will be levied 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



