



**Unit 2, Plot H, Bucknall Road,
Pathfields Business Park, South
Molton, Devon EX36 3LH**

Status: To Let

Price: £10,504 p.a. (£8 psf)

**A Modern Business Unit (built
2021) providing 1313 sq. ft. (122
m2) on this ever popular,
expanding Business Park with
convenient and quick access to
the A361 Link Road"**

- 1 Unit available - 1313 sq. ft. (122m2)
- 6m to eaves (suit mezzanine floor)
- Plenty of parking space (plus surplus/visitors)
- 5m x 4m electric roller shutter doors with cut out window
- 3 phase electrics/LED lighting/ fibre optic BT
- Available immediate occupation

Ref: UW 910

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

1 x Business Units has become re-available (built in 2021) and available for completion from August 2022. The Unit is within a terrace of 5 Business Units. Building specification is high with main features incorporating:-

- 1313 sq. ft. (122m²)
- 6m to Eaves, 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 with Window cut outs.
- Upper Level Windows cut in for Mezzanine
- 3 Phase Electrics/LED Lighting, Water and Fibre Optic BT.
- Disabled Toilet/Water Heater and sinks.
- Plenty of parking.
- Fully Concreted Yard/ HGV Turning Area

DIMENSIONS

Unit 2: 10m x 12.2m (122m²) - 32' 6" x 39' 8" (1313 sq. ft.) - **AVAILABLE**

RENT

Unit 2- £10,504 per annum (plus VAT).

PLANS

Detailed plans are available from the Letting Agents upon request.

CAR PARKING

Plenty of car spaces are allocated with these Units, plus surplus, visitor parking.

LEASE TERMS

Offered by way of 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

To be assessed.

SERVICE CHARGE

An annual service charge will be levied on each tenant to cover the costs of maintaining common areas.

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 Sole Letting Agents.

Contact: 01271 378731 Dean Warmington. Mobile: 07971 830881.

Email : dean@underwoodwarmington.com

Website: www.underwoodwarmington.com

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