



**Suite 7 Riverside Court, Castle Street, Barnstaple, Devon. EX31 1DR**

**Status: To Let**

**Price: £8,500 per annum**

**"Town centre Office Suite, close to all facilities and car parking and extending to 1400 sq ft. - may split.**

- 1400 sq ft (130 m2)
- Modern appointment
- Close parking & amenities
- 6 x Offices
- Newly re-decorated
- Immediate Occupation

**Ref: UW 826**

Sole Letting Agents

Barnstaple is North Devon's commercial centre, being a popular and successful market town. Location is excellent for a variety of businesses wishing to be in the heart of the busy town centre. The town offices a good trading location and with a resident population of approaching 30,000, complimented further by trade from a wide hinterland increasing the catchment area to circa 120,000, enhanced further by its popularity with tourists throughout the year.

The Riverside Offices complex is a modern development of varying size office suites. They are conveniently located in a town centre position close to the Civic Centre and several local authority car parks. Suite 7 is located at second floor level

Suites 7 (second floor)

The premises are accessed via a contemporary external steel staircase and then internal steel stair case to second floor level. The suite comprises 6x offices which includes a Reception Office, Server Room (stationery cupboard), Kitchen and Male and Female toilets. The appointment is modern throughout with suspended ceilings, telephone and internet connection sockets and fitted carpeting. Heating is via modern electric storage heaters.

Approximate quarterly service charges:- water, sewerage & refuse collection £145.00 (plus VAT) and Service Charge (maintenance of building) £170.00 (plus VAT) Building Insurance £155.00 per annum

OUR LANDLORD CLIENT MAY CONSIDER LETTING THE PREMISES AS TWO SEPERATE SUITES - THE CONFIGURATION OF THE OFFICE SUITE WOULD PROVIDE FOR THIS.

Comprises

	Area	Imperial	Metric	S
	e.g Board Room	(e.g. 10' x 10')	(e.g. 3.04m x 3.1m)	(e.g
1	Office 1	12' 2" X 9' 0"	3.7m x 2.8m	
2	Office 2	12' 2' x 10' 8"	3.7m x 3.3m	
3	Office 3	27' 7" x 18' 1"	8.5m x 5.5m	
4	Server Room (Racked for st	19' 5" x 5' 2 "	6m x 1.6m	
5	Kitchenette	8' 4" x 8' 2"	2.6m x 2.5m	
6	Ladies & Gentlemans WC f			
7	Office 4 (Fitted PC work uni	14' 7" x 8' 4"	4.5m x 2.5m	
8	Reception Office (5)	19' 5" 14' 9"	6m x 4.5m	
9	Office 6	11' 7" x 7' 9"	3.6m x 2.4m	
10	Net Useable Floor Space			1400 sq ft

