



100 High Street, (first & second floor), Barnstaple, Devon EX31 1HR

Status: Let

Price: Confidential Terms Agreed

" 1500 sq. ft. Office Suite in central Barnstaple High Street location with pavement entrance door"

- 1500 sq ft (139m)
- H/St pavement entrance
- First & Second Floors
- Located over Tesco Store
- Modern Specification
- Town Center location

Ref: UW 780

SOLE LETTING AGENTS

STOP PRESS

Our Landlord client is prepared to offer an initial 6 month tenancy of these premises which can then be extended on a "rolling" lease basis if desired by the tenant. Alternately a longer term from the outset is also available.

SITUATION

Barnstaple is a popular and successful market town, being North Devon's largest town and commercial centre located 40 miles north west of Exeter with a resident population of approximately 27,700 (1991 Census) and an estimated catchment population of approximately 82,000 people (1997 CACI) with further boosts of trade through tourism throughout the year.

These well sited office premises benefit a town centre position above the Tesco "in town" store. They also benefit a prominent entrance door directly onto the High Street. This is fully glazed and together with large first and second floor windows allows the occupy plenty of opportunity to promote and advertise their business with internal, window signage. In addition to Tesco's, nearby traders include HSBC Bank, Betfred, Prezzo and Animal Clothing in addition to an interesting variety of local and regional traders. There area variety of public shoppers car parks surrounding the town centre in addition to the main bus station to this end of the town.

The overall footprint of the available space provides 1,003 sq. ft (93m²) to the first floor with a further 498 sq. ft (46m²) on the second floor. In addition, there are 2 x WC's.

The space is well presented and modern themed. Fitted carpet extends throughout and there are vertical window blinds, suspended ceilings with lighting panel and plenty of power and telephone/

PC outlets. A " funky" mezzanine area with steel trusses extends partly over the open plan first floor area . A second floor office comes complete with Board Table and chairs. There is a 'Network Trunking Box' allowing IT 'sharing' throughout both floors, high spec security system (key fob plus key).

The Accommodation is arranged as follows :- (approximate measurements)

Fully glazed reception door leading directly off Barnstaple High Street and staircase to Landing Area leading to:

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Main Open Plan Office in 3 sections being Front Area (overlooking High Street) 20'1" x 20' 3"" (427 sq ft) -

6.15m x 6.53m (40m²)

Middle Section - 8' 6" x 8' 4" (71sq ft) - 2.61m x 2.55m (6.60m²)

Rear Section - 12' 3" x 11' 7" (142 sq. ft) - 3.77m x 3.57m (13.19m²)

Mezzanine - 16' 7" x 10' 5" (173m²) - 5.10m x 3.23m (16m²)

Kitchen- 17' 9" x 10' 7" (190 sq. ft) - 5.46m x 3.26m (17.65m²)

ON THE SECOND FLOOR

Office - 13' 4" x 12' 9" (170 sq. ft) - 4.09 m x 3.92m (15.79m²)

Office - 13' 3" x 7' 7" (103 sq. ft) - 4.07m x 2.33m (9. 56m²)

Office (open plan space) 17 ' 4" x 8' 6" plus 11' 9" x 6' 7" (225 sq. ft) - 5.30m x 2.61m plus 3.61m x 2.



