



**30 Boutport Street Barnstaple
Devon EX31 1RP**

Status: To Let

Price: From £195.00 per month

**"Easy in/out Office Suites in
centre Barnstaple"**

- Centre of Barnstaple
- Rent includes heating & lighting
- Easy in/out terms
- 3 x Office Suites available
- Rents from £125 per month
- Short & long term periods

Ref: UW637

Enjoying a convenient location in the heart of the town centre of Barnstaple this is an unusual opportunity to occupy office space at an affordable level and without long term commitment. Suitable for a variety of operations or businesses as an alternative from working from home or for those requiring a `base`. Near public car parking and all the town`s amenities. The premises are available for early viewing and ready for occupation on the payment of one month`s rent with the addition of the equivalent figure to be held by the landlord as a deposit. Minimum rental period is 12 months but on a month to month basis thereafter and upon giving just one months written Notice.

The rent payable is `all inclusive` of light, heat and water rates. The tenant is responsible for the Business rates, although no rates are payable on properties of this rateable level owing to the small business rate relief scheme.

Monthly all inclusive rents for the offices commence at **£125.00 per month** with the larger offices being available at **£275.00 per month**. To view the available suites please contact Dean Warmington T: 01271 378 731 M: 07971 830 881

ROOMS AVAILABLE :- 30 E

2	FIRST , SECOND & THIRD			
3	SUITE 4	20' x 14'	6.1m x 4.3m	280
4	SUITE 5	15' x 14'	4.6m x 4.3m	210
5	SUITE 6	20 ' x 13'	6.1m x 4m	260
6	SUITE 8	20 x 13	6.1m x 4m	260
7	SUITE 9	12' x 9'	3.7m x 2.7m	108
8	SUITE 11	15' x 11'	4.6m x 3.3m	165
9	SUITE 12	16' x 8'	4.9m x 2.4m	128
10				
11				



