

**Suite 6 Riverside Court Offices,
Castle Street, Barnstaple, Devon
EX31 1DR**

Status: Let

Price: £6,500 per annum

"Contemporary Office Suite"

- 845 sq. ft. (79m²)
- Potentially NO business rates payable
- 3 x Offices, WC's, & Kitchen
- Town centre location
- Close car parks
- Easy lease terms

Ref: UW 812

SOLE LETTING AGENTS

LOCATION

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 Court Office 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 6** is located on the first and second floors with a ground floor **Entrance Reception**.

SUITES 6

Ground floor entrance then staircase to upper floor. There is a secondary external staircase. Suite 6 provides 845sq ft (79m2) (3x offices) £6,500 per annum.

Quarterly Charge for water, sewerage & refuse collection £130.56 (plus VAT) and Service Charge (maintenance of building) £154.18 (plus VAT) Building Insurance £139.19 per annum. These costings are approximate but will be confirmed.

FIRST FLOOR			
2	Suite 6		
3	Office 1	13' 9" x 8'10 "	4.27 m x 2.73
4	Office 2	20' 14' 3"	5.68 x 4.38
5	Kitchenette & 2 x WC's		
SECOND FLOOR			
7	Office 3	22' 6" x 16' 6" plus 9'4" x 7'	6.9 x 5.07 plus 2.2m x 2.8

BUSINESS RATES

Title

Title goes here

Business rates

Rateable value

£

60000

Years rates are payable (e.g 2011/2012)

2020/21

Rates payable p.a. for above

£

2880

Further information (if needed) Currently no business rates potentially payable.

VIEWING

For an appointment to view please contact:

Dean Warmington

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Email: dean@underwoodwarmington.com

IMPORTANT NOTICE

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