

# PEPPER

Commercial

## TO LET / FOR SALE

DESIGN & BUILD  
OPPORTUNITY

BESPOKE  
EMPLOYMENT  
UNITS  
OFFICE  
OR WAREHOUSE

SITE OF 0.79 Acres (0.322  
Hectares)



**01392 874209**

Suite A, Pinbrook Court, Venny Bridge, Exeter EX4 8JQ  
[www.peppercommercial.co.uk](http://www.peppercommercial.co.uk)

### SITUATION & LOCATION

Barnstaple is the administrative centre of North Devon. The town has a population of some 31,616 (2011 census). The town is situated just off the A39 North Devon Link Road connecting the town to the M5 motorway via Tiverton some 30 miles (48 km to the South East). Roundswell is the principle out of town business location and other occupiers include Sainsburys, a retail park housing Dunelm, PC World and several car showrooms.

The site is accessed from Liberty Road close to its junction with Brannam Crescent, the principle road running through the estate. Occupiers in the adjoining front office development include The North Devon Journal, Devon & Cornwall Housing Association and Wollen Michlemore Solicitors.

### DESCRIPTION

The site comprises a broadly square level site of 0.79 acres (0.322 Hectares) with frontage onto Brannam Crescent. The site has services and access already in place for an early commencement of development subject to the granting of detailed planning consent for either a multi occupancy development or a for a single occupier in either office or distribution/industrial format or a combination of the two.



The adjoining frontage site comprises modern 2 storey offices with parking within a managed landscaped site.



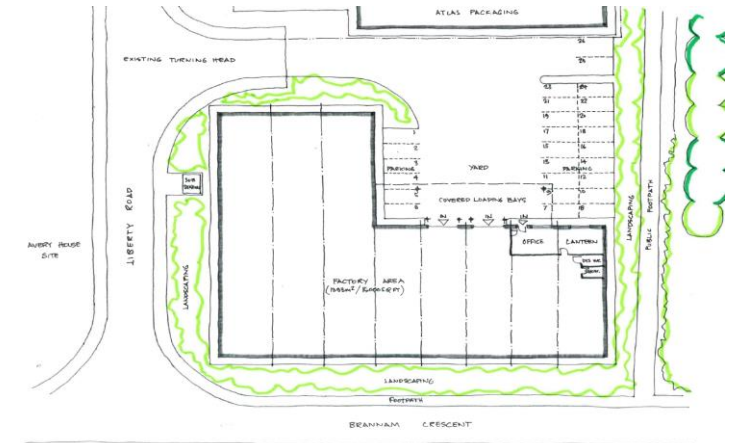
Recently constructed Atlas Packaging unit on rear land

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### PROPOSED ACCOMMODATION

The site can potentially, subject to detailed planning, accommodate one or a combination of the following options:

	Metric	Imperial
1. Single Office building on 2 levels with 64 car spaces (1:240 sq.ft.)	1,424.00 sq.m.	15,327 sq.ft.
2. Single Office Building on 2 levels With 61 car spaces (1:327 sq.ft.)	1,858.00 sq.m.	20,000 sq.ft.
3. Two detached Office Units		
Block A Ground Floor	257.60 sq.m.	2,773 sq.ft.
Block A Ground Floor	257.60 sq.m.	2,773 sq.ft.
Block A 1st Floor	257.60 sq.m.	2,773 sq.ft.
Block A 1 <sup>st</sup> Floor	<u>257.60 sq.m.</u>	<u>2,773 sq.ft.</u>
TOTAL	1,030.00 sq.m.	11,091 sq.ft.
Block B Ground Floor	187.60 sq.m.	2,019 sq.ft.
Block B Ground Floor	187.60 sq.m.	2,019 sq.ft.
Block B 1 <sup>st</sup> Floor	187.60 sq.m.	2,019 sq.ft.
Block B 1 <sup>st</sup> Floor	<u>187.60 sq.m.</u>	<u>2,019 sq.ft.</u>
TOTAL	750.40 sq.m.	8,076 sq.ft.
4. Single Industrial / Distribution Unit With ancillary offices Yard and parking	1,393.00 sq.m.	15,000 sq.ft.



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## VAT

All figures are exclusive of VAT

## LEGAL COSTS

Each party are to bear their own legal costs

## MEASUREMENT

All measurements are approximate and taken from construction proposals. You are advised to check prior to commitment

## VIEWING

Via Sole Agents

Ref: Adam Parsons

Mobile 07808 473248

Email [ap@peppercommercial.co.uk](mailto:ap@peppercommercial.co.uk)

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## TERMS

The accommodation is available on terms to be negotiated either short leasehold based on 10-year agreements with a mid-term review or on a freehold disposal.

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