



# To let

## Unit 2, Benning Court, Pottington Business Park, Barnstaple, Devon, EX31 1AB

Approx: 1,281 sq ft / 119 sq m ground floor trade counter/business unit

Viewing by prior appointment with  
Andrew Hosking BSc (Hons) MRICS

**(01392) 202203**

[andrew@sccexeter.co.uk](mailto:andrew@sccexeter.co.uk)

Located on popular modern development

Available on sublease to expire August 2020

Passing rental: £12,810 per annum exclusive

## Location

Barnstaple is the principle town of North Devon and has a resident population of in the region of 25,000 but with a wide catchment area.

It is located approximately 48 miles north west of Exeter via the A361 North Devon Link Road which links directly to the M5 motorway at Junction 27, around 35 miles to the south east.

## Description

Benning Court was developed in 2008 and comprises office, warehouse, industrial and trade counter units fronting Riverside Road on the popular Pottington Business Park accessed off the North Devon Link Road via the Western Bypass.

Companies within Benning Court include Screwfix, South West Lighting & Electrical Limited and the subject property is located between premises occupied by the Driving Standards Agency and Pressplay Call Centre.

Benefiting from double glazed windows and personnel doors with the latter having an electrically operated roller shutter security door, the property also benefits from suspended ceilings, fluorescent lighting, windows to the Riverside Road frontage and adjacent to the personnel doors.

There are two allocated car parking spaces with the property and kitchenette/staff facilities and a disabled w/c. The unit also benefits from a fire alarm and burglar alarm system.

## Accommodation

(All dimensions and areas are calculated on an approximate gross internal basis)

Overall: 1,281 sq ft / 119 sq m  
Max: 26'3" x 52'9" less 5'3 x 22'11"  
8.01m x 16.09m less 1.6m x 6.99m

## Terms

The property is available by way of a sublease on fully repairing and insuring terms until early August 2020.

The rental is fixed at **£12,810 per annum exclusive**. A proportional service charge is also payable for the upkeep of the common areas of the estate; further information upon request.

## Services

Mains electricity (including 3 phase) water and drainage are all connected.

## Rates

We are informed by the Valuation Office Agency web site of the following assessment:-

Rateable value (2017): £11,750.00  
(down from £12,250 in 2010)

Rates payable 2017/18: £5,487.25  
(assuming no transitional phasing)

(Please note that this takes no account of Small Business Rate Relief, where qualifying companies will be able to secure 100% relief in this case). Further information upon request.

## Energy Performance Certificate (EPC)

An EPC has been produced and a copy is available from the marketing agents.

## VAT

VAT will be applicable to the rent and service charge

## Legal Costs

Each party to bear their own legal costs incurred in the transaction.

## Viewing & Further information

Strictly by appointment through the joint sole agents:

Stratton Creber Commercial  
20 Southernhay West, Exeter, EX1 1PR

Contact: Andrew Hosking  
Tel: (01392) 202203  
Email: [damian@sccexeter.co.uk](mailto:damian@sccexeter.co.uk)

OR

3PL Real Estate Limited  
Hampden House, Monument Park, Chalgrove, Oxfordshire,  
OX44 7RW

Contact: Abbey Thomas  
Tel: (01494) 853370  
Email: [abbey.thomas@3plre.co.uk](mailto:abbey.thomas@3plre.co.uk)



Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

### Exeter Office

20 Southernhay West, Exeter, EX1 1PR  
T: (01392) 202203  
F: (01392) 203091  
E: [info@sccexeter.co.uk](mailto:info@sccexeter.co.uk)



**Exeter Office**  
 20 Southernhay West, Exeter, EX1 1PR  
 T: (01392) 202203  
 F: (01392) 203091  
 E: info@sccexeter.co.uk

Stratton Creber Commercial for themselves and for the Vendors or Lessors of the property whose Agents they are, give notice that:

- iii. The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute part of, an offer or contract;
- iv. All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to each of them;
- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.