

FOR SALE / TO LET

DEVELOPMENT OF NEW OFFICE UNITS

140 sq.m. (1,500 sq.ft.) EACH

AVAILABLE INDIVIDUALLY OR IN COMBINATION:

UP TO 840 sq.m. (9,000 sq.ft.) NIA

**LIBERTY ROAD
ROUNDSWELL
BARNSTAPLE
N DEVON
EX31 3TL**



Ref 00037

01392 874209

Newcourt Barton, Clyst Road, Topsham, Exeter EX3 0DB
www.peppercommercial.co.uk

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C o m m e r c i a l

SITUATION AND 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 development is proposed on a flat level site behind the existing office buildings fronting Brannam Road in phase 1. The building is to be constructed in block with steel portal frame under a pitched sheet steel roof with part brick and clad elevations. The windows to be powder coated aluminium double glazed units.

ACCOMMODATION

	Imperial sq.ft.	Metric sq.m.
Unit 1 G/F	1,500	140
Unit 2 G/F	1,500	140
Unit 3 G/F	1,500	140
Unit 4 F/F	1,500	140
Unit 5 F/F	1,500	140
Unit 6 F/F	1,500	140
Total	9,000	840

Please be aware that measurements are taken from construction drawings and are approximate only. You are advised to check prior to commitment.

PLANNING

The site was granted planning permission 14th February 2014 application number 55882 for the erection of an office building and associated parking. The use consented is for an office B1 (Town & Country Planning (Use Classes) Order 1987)

TO BUY

The units are available on a long leasehold basis at £150 p.s.f.

TO RENT

New leases are available on terms to be negotiated at an asking rental of £12.50 p.s.f. Per Annum

VAT

All figures quoted are plus VAT

LEGAL COSTS

Each party are to bear their own legal costs in any transaction

RATES

We have no information regarding likely rateable values at this time. Further details are available through the agents

VIEWING

Further details through the joint agents

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C o m m e r c i a l

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FOR IDENTIFICATION ONLY



FRONT SITE COMPLETE / NORTH DEVON JOURNAL / WOLLEN MICHLEMORE SOLICITORS

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