



RIVERSIDE ROAD FRONTAGE

To let

Site & premises at Riverside Road / Pilland Way, Pottington Business Park, Barnstaple, Devon, EX31 1QN

Viewing by prior appointment with
Andrew Hosking

(01392) 202203

andrew@sccexeter.co.uk

Approx: 30,937 sq ft / 2,874.3 sq m warehouse and offices

2.06 acre (0.83 hectare) level, surfaced and fenced site

Flexible short term lease available at very economic rental
of only £1.30 per sq ft

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

The property comprises a large detached industrial/warehouse building dating back to the 1960's on a large level secured yard which is part concrete/part hardcore surfaced with additional parking on the corner of Riverside Road and Pilland Way.

Of 3 bay concrete frame construction the property comprises industrial/warehouse space with two storey offices to the Riverside Road frontage.

The building incorporates a sliding loading door and office entrance with ground and first floor glazing to its southern elevation with a sliding loading door on the eastern elevation and two further roller shutter doors on the western elevation. There is a sub-divided warehouse area to the north with a sliding wooden door.

Accommodation

(all areas are calculated on an approximate gross internal basis).

Ground floor: 30,357 sq ft / 2,820.5 sq m

First floor: 580 sq ft / 53.86 sq m

To the side of the building is a large, self-contained level compound and the total site area of the building, compound and adjacent parking is approximately 2.06 acres (0.83 hectares).

Terms

The site and premises are available on a new flexible short term lease at an initial annual rental of **only £1.30 psf** (£40,000 per annum exclusive).

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:	£118,900
Rates payable 2017/18:	£57,072

(Disregarding any Transitional Phasing)

Energy Performance Certificate (EPC)

We understand that an EPC is not required for this property.

VAT

VAT will be applicable to the rent.

Legal Costs

The parties are to be responsible for their own legal costs.

Viewing & Further information

Strictly by appointment through the sole agents:

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

Contact: Andrew Hosking
Tel: (01392) 202203
Email: andrew@sccexeter.co.uk



PILLAND WAY FRONTAGE

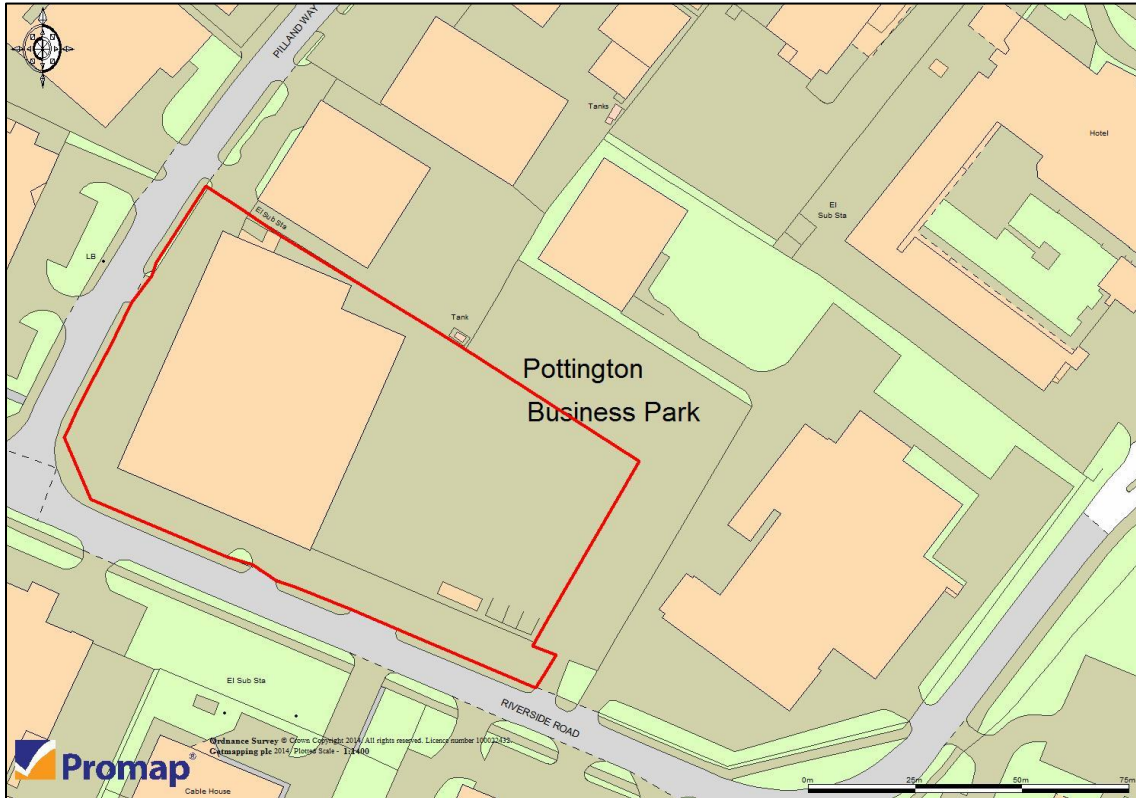


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- iii. No person in the employment of Stratton Creber Commercial has any authority to make or give any representation of warranty in relation to this property.

Exeter Office

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