



To let

Sully House, Clovelly Road Industrial Estate, Bideford, Devon, EX39 3HN

Viewing by prior appointment
with Jonathan Ling

(01392) 202203

jonathan@sccexeter.co.uk

Detached office building in business park location

3,544 sq.ft (329.3 sq.m)

Air conditioning to all offices

Private 22-space car park

To let: £38,000 p.a.

OR

For sale: Offers over £500,000 invited

strattoncrebercommercial.co.uk

Location

Sully House is situated on the Clovelly Road Industrial Estate, which is the largest employment estate in the town and home to a mix of businesses including industrial, office and leisure uses.

The estate is located around 1.5 miles to the west of the town centre, with regular bus services. The A39 is around 1 mile away and gives main road access to Barnstaple, Bude and locations along the North Devon coast.

Description

Sully House is a detached and self-contained office building, set on its own site which includes car parking to the front rear of the building, as well as mature landscaping.

The building is designed to provide largely cellular offices on ground and first floors, plus second floor which provides additional office space and ancillary storage.

Ground floor: reception, board room, six private offices, kitchen/staff room and male and disabled WCs.

First floor: ten private offices, store/server room and male and female WCs.

Second floor: central landing leads to two areas in the roof space, one fitted out as office the other as storage.

Features of the offices include:

- Air conditioning to all office rooms (heating & cooling);
- Suspended ceilings with recessed category-2 lighting;
- Security alarm system.

The building will be offered upon completion of refurbishment and redecoration works.

Accommodation

Net internal areas:-

Ground floor:	1,291 sq ft	(120.0 sq m)
First floor:	1,355 sq ft	(125.9 sq m)
Second floor*:	897 sq ft	(83.4 sq m)
Total:	3,544 sq ft	(329.3 sq m)

* part is of restricted height

Car parking

The building has its own car park which can accommodate 22 cars (plus more with double parking)

Lease Terms

Offered by way of a new lease on full repairing and insuring terms. The initial rent is **£38,000 per annum exclusive**.

Other lease terms to be by negotiation.

Freehold terms

Offers in excess of £500,000 are invited for the freehold.

Broadband connectivity

A report on the broadband options available at this address, and the relative speeds they may offer, is available on request.

Business Rates

The property has a rateable value of £17,750 and the rates payable in the year 2020/21 under are understood to be £8,857.25.

VAT

VAT is applicable to the rent or purchase price, although it may be possible to waive the VAT; please ask for details.

Services

Mains water/drainage, gas and electric are connected and separately metered.

Energy Performance Certificate

Assessed in band C; copy of certificate on request.

Legal Costs

Both parties to bear their own legal costs in the transaction.

Viewing & Further information

Strictly by appointment through the joint sole agents:

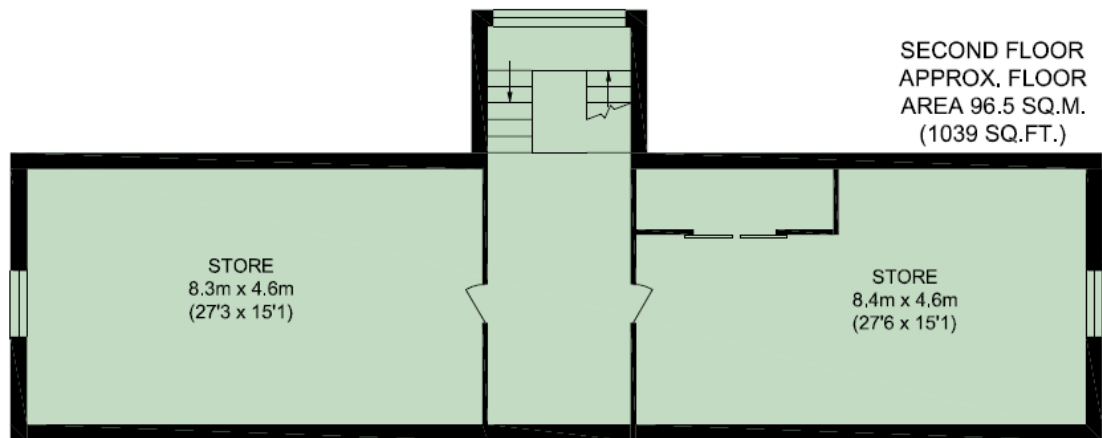
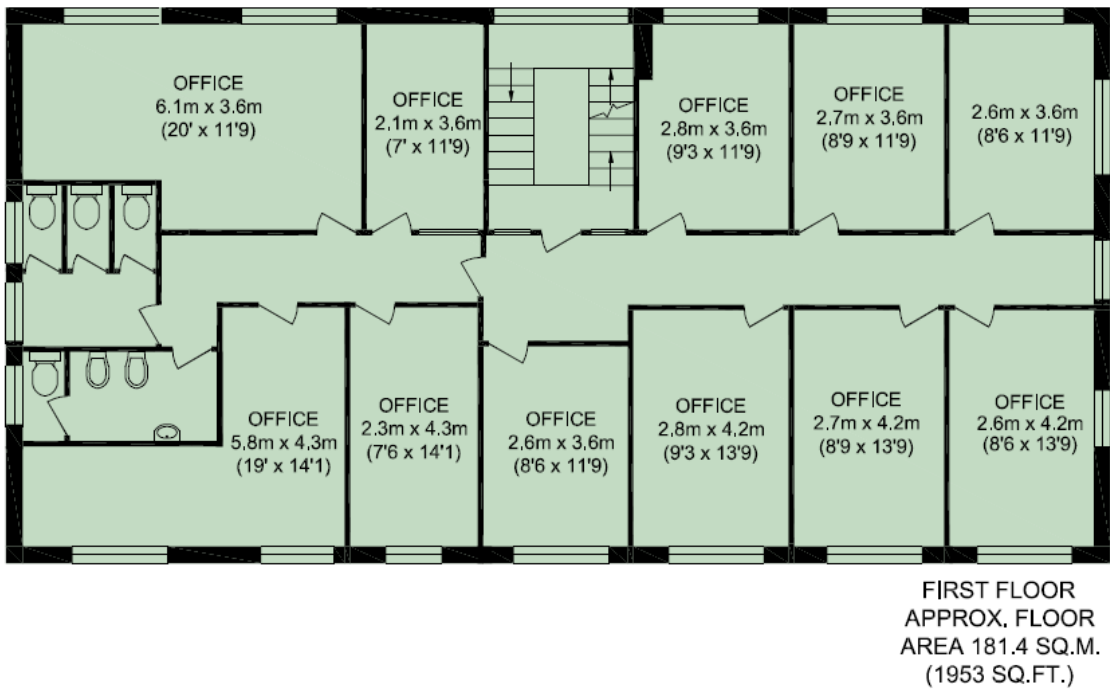
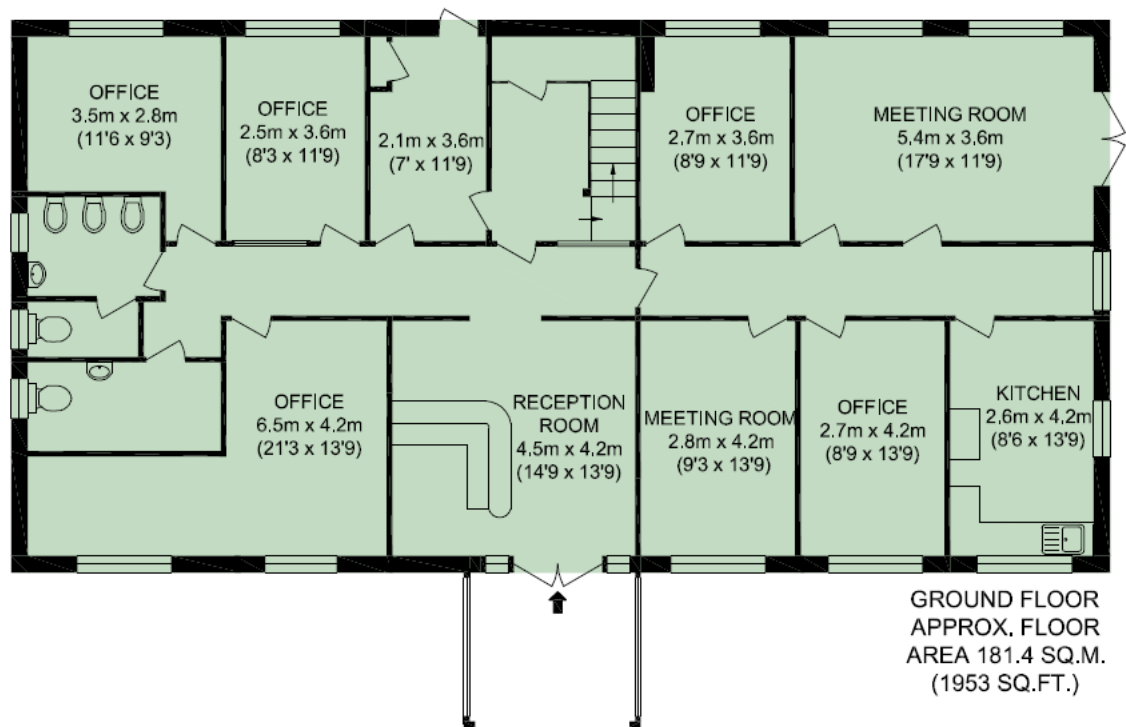
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OR joint agent:

Underwood Warmington

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