



## Office 2, Harton Business Park

Hartland, Bideford, Devon, EX39 6AG

£375 plus VAT pcm

- Modern first floor office
- Outskirts of the popular village of Hartland
- Approximately 600 Sq feet
- Available now



*The property professionals*

# Office 2, Harton Business Park, Hartland, Bideford, Devon, EX39 6AG

Great alternative to working from home! A first-floor office, built to a high standard and located on a small business park on the outskirts of the popular village of Hartland, some 13 miles north of Bude and 13 miles west of Bideford, with road access provided by the adjacent A39. There is an entrance lobby with stairs to the first-floor office with separate WC and outside there is off road parking. Ideal opportunity for a new business at competitive rates. Available now on flexible rates.

## DIRECTIONS

From Bude, head north on the A39 towards Bideford. Continue along the A39 passing through the village of Kilkhampton and for a further 7 miles. Take the first turning on the left towards Hartland and then remain on this road until reaching the village. At the T-junction turn right and follow the road out of the village, turn right into Harton Way and the business park will be located on the left hand side.

## LOBBY

UPVC double glazed door to the entrance lobby with stairs ascending to:-

## OFFICE

**25' 4" x 21' 9" (7.72m x 6.63m)** UPVC double glazed window to the side elevation, strip lighting and dado trunking with sockets, commercial stainless steel sink unit with electric water heater.

## OUTSIDE

Allocated off road parking.

## BUSINESS RATES

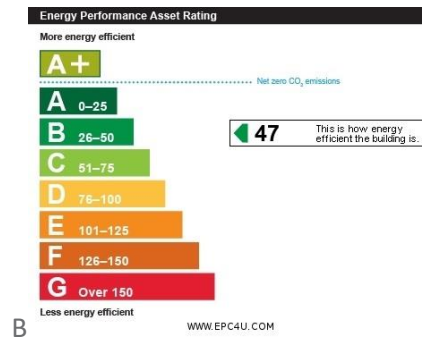
As from April 2017 properties with a rateable value of £12,000 or less will be eligible to apply for 100% business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of Torridge District Council. Potentially zero due to small business rate relief.

## SERVICES

Mains electric, water and drainage. On a sub meter and billed quarterly by the landlord.

## TENURE

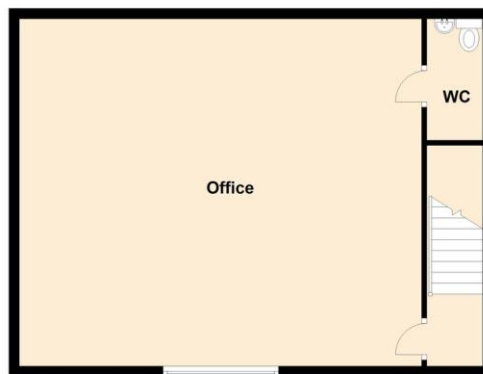
The premises are offered on a new lease - terms to be agreed.



**Ground Floor**  
Approx. 6.9 sq. metres (74.1 sq. feet)



**First Floor**  
Approx. 59.0 sq. metres (634.7 sq. feet)



Total area: approx. 65.8 sq. metres (708.8 sq. feet)

Colwills  
Plan produced using PlanUp.



**DISCLAIMER:** Whilst we as agents endeavour to ensure the accuracy of property details produced and displayed, we have not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are connected, in working order or fit for the purpose. A buyer is advised to obtain verification from their solicitor or surveyor. References to the tenure of the property are based on the information by the seller. The agent has not had sight of the title document. The buyer is advised to obtain verification from their solicitor. Items shown in photographs are NOT included unless specifically mentioned in the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

**FLOOR PLANS & MAPS:** Please note that if floor plans are displayed they are intended as a general guide



01288 355829  
E: [bude@colwills.co.uk](mailto:bude@colwills.co.uk)  
[www.colwills.co.uk](http://www.colwills.co.uk)

32 Queen Street  
Bude, Cornwall  
EX23 8BB

