



To Let By Private Treaty - Subject to Contract

**MODERN OFFICE PREMISES WITHIN HIGHLY PROMINENT BUSINESS PARK SETTING – ON SITE CAR PARKING—AVAILABLE AS A WHOLE OR TWO OFFICE SUITES**

**FIRST FLOOR OFFICE PHASE 2 LIME COURT, PATHFIELDS BUSINESS PARK, SOUTH MOLTON, NORTH DEVON, EX36 3LH**

**RENTAL FROM £9,250 PER ANNUM EXCLUSIVE - £18,911 PER ANNUM EXCLUSIVE**

- Professional location amongst solicitors, accountants and land agents*
- Attractive modern brick built premises with glazed atrium entrance*
- First floor office suite of 1,845 sq.ft (171 sq.m) offering a good mix of open plan, individual office space and reception*
- Alternatively available as two individual suites of approximately 900 sq.ft (84 sq.m) each*
- Specification including double glazing, lift, double glazing, air conditioning, private toilet facilities, private kitchen*
  - On site car parking*

#### **LOCATION**

Known as the ‘Gateway to Exmoor’, South Molton is a traditional market town set in beautiful countryside and not far from North Devon’s beaches – yet it is also just 25 miles from the M5 via the main A361, and around 45 minutes from the airport at Exeter. South Molton’s resident population of 6,000 (including nearby villages) will soon be expanded thanks to the imminent 1,200 new houses outlined on the Local Plan, and will continue to be joined by visitors attracted to the town’s traditional centre and wide range of independent businesses. The notable towns of Barnstaple (11 miles), Bideford (20 miles), Ilfracombe (25 miles), Tiverton (19 miles) and Torrington (18 miles) are also nearby.

#### **SITUATION**

The premises represents an ideal location for business with direct access to the North Devon Link Road, as well as having prominence fronting the main arterial road through Pathfields Business Park. Other occupiers in the immediate vicinity include professional services such as solicitors, accountants, land agents as well as Mole Valley Farmers Country Store.

## **THE PROPERTY AND CONSTRUCTION**

Being a first floor office suite within a modern purpose built office premises. There are attractive brick elevations with the front of the building having a two-storey glazed entrance lobby and atrium stairwell, as well as there being a passenger lift. The first floor suite has a central landing area with access either side to the offices which provide a good mix of open plan, individual offices, meeting room and reception area. The total floorarea of the offices is approximately 1,845 sq.ft (171 sq.m) with a number of the offices having dual or triple aspect double glazed windows. Given the central landing area it is easy for the offices to be let in two parts, left hand side and right hand side, with shared toilet facilities but individual kitchen space. Specification of the offices includes glazed balcony panels, air conditioning, radiator heating, carpet tiles, false ceiling with recessed strip lighting, server room, private kitchen and toilet facilities. To the front of the premises is a tarmacadam car parking area with 6 spaces to be demised to the first floor suite.

## **THE PROPOSAL**

The premises are available by way of a new lease, whole £18,911 pa, left side £10,000 pa, right side £9,250 pa. There is a service charge operated for property maintenance, window cleaning, alarm servicing and grounds maintenance which is approximately £225 per month for the suite. Electricity and oil are recharged via sub meters which for the last Tenant was approximately £850 per month, of which their use was highly IT dependent.

## **RATES**

We are verbally advised by the Local Rating Authority that the premises are currently assessed as follows:- Rateable Value (2017 Listing): £13,500 Rates Payable: £6,777 based on uniformed business rate of 50.2p in the pound. As from April 2017 properties with a rateable value of between £12,000 and £15,000 are eligible to apply for small business rates relief. Occupiers may qualify for reliefs and are advised to make their own enquiries of North Devon District Council.

## **ENERGY PERFORMANCE CERTIFICATE**

Please contact the agents for a copy of the Energy Performance Certificate and Recommendation Report.

## **VAT**

Applicable, at the prevailing rate.

## **LEGAL COSTS**

Each party to bear their own legal costs.

## **SERVICES**

Mains water, electricity, drainage, (no gas), telephone connection.

## **THE ACCOMMODATION** (comprises)

Twin double glazed entrance doors to ground floor lobby with access to passenger lift and glazed stairwell atrium

## **FIRST FLOOR**

### **Right Hand Side**

#### **RECEPTION / WAITING AREA**

122 sq.ft (11 sq.m) False ceiling with recessed strip lighting, carpet tiles, server room off

#### **FRONT OFFICE**

165 sq.ft (15 sq.m) False ceiling with recessed strip lighting, carpet tiles, double glazing, air conditioning, radiator heating

#### **REAR OFFICE**

150 sq.ft (14 sq.m) False ceiling with recessed strip lighting, carpet tiles, double glazing, air conditioning, radiator heating

#### **ADMIN OFFICE / MEETING ROOM**

385 sq.ft (36 sq.m) Dual aspect, false ceiling with recessed strip lighting, carpet tiles, double glazing, air conditioning, radiator heating

Central landing area

### **Left Hand Side**

#### **MAIN OFFICE**

850 sq.ft (79 sq.m) Triple aspect, false ceiling with recessed strip lighting, carpet tiles, double glazing, air conditioning, radiator heating

#### **STORE**

58 sq.ft (5 sq.m)

#### **SEPARATE LADIES AND GENTS TOILET FACILITIES**

#### **KITCHENETTE**

Eye and base units, worktop, stainless steel single drainer sink

#### **OUTSIDE**

There are measured car parking spaces to the front of the premises, with 6 spaces demised for the first floor suite, with the potential for 2 additional spaces by negotiation. Shared bin store,

## **IMPORTANT NOTICE**

JD Commercial for themselves, and for the Vendors of this property whose Agents they are, give notice that:

1. The Particulars are set out in general outline only for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers should seek their own professional advice.
2. All descriptions, dimensions and areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchaser should not rely on them as statements or representations of fact and must satisfy themselves by inspection or otherwise as to the correctness of each of them.
3. No person in the employment of JD Commercial has any authority to make or give any representation or warranty whatever in relation to this property or these particulars nor to enter into any contract relating to the property on behalf of JD Commercial, nor into any contract on behalf of the Vendors.
4. No responsibility can be accepted for any expenses incurred by any intending purchaser in inspecting properties which have been sold, let or with drawn.

## **PROPERTY MISDESCRIPTIONS ACT 1993**

1. All measurements are approximate.
2. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact JD Commercial and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.
3. We do our utmost to comply with this Act in full. However we are also trying to represent our clients' properties in their high possible light, as such we may use summer photographs to promote some properties.

## **VIEWING**

By strict appointment through the selling Agents, JD Commercial, 42 Ridgeway Drive, Bideford, North Devon. EX39 1TW  
TEL: (01237) 424053 / 07868 846357 E-MAIL: sales@jd-commercial.co.uk

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