

Pottington Industrial Estate, Barnstaple,
£8,850

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Close to Town Centre
- Business Park Location
- Open Plan Units of 1180 sqft
- Parking to Front
- Suitable for mezzanine

- Close to Link Road
- Modern Specification
- Roller Shutter Doors
- New Lease

Units 2A and 2B Pottington Industrial Estate, Barnstaple, North Devon, EX31 1HN

Located on the site of the old Go Kart Centre that is next to the A361 and affording good access to Barnstaple town centre and the link road to the M5.

A small development by private owner. There are two new industrial steel framed, insulated units with 3 phase electricity. Toilet facility if required. Suitable for mezzanine.

To the front of the units there are provisions for car parking.

Unit 1

11m x 9.98m (36' 1" x 32' 9") 109 sqm (1180 sqft)

Unit 2

11m x 9.98m (36' 1" x 32' 9") 109sqm (1180 sqft)

Rent

A new rent of £8,850 per annum is being sought by our client. The rent is subject to VAT.

Terms

A new lease is to be made available on a term to be agreed. Full repairing and insuring terms. There will be a service charge for a contribution to site insurance and maintenance.

Rates

To be assessed

Legal Costs

Each party to be responsible for their own legal costs incurred in the transaction.

Services

Services - Electric and Water.

Directions

As you leave Barnstaple town centre towards Braunton on the A361 turn into Pottington Industrial Estate then take the 1st right past the Mitsubishi garage and go straight to the end, through gate. The units are behind "Rough Old Glass".

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