

Hacche Lane Business Park, Pathfields, SOUTH MOLTON

£29,280

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- TOTAL FLOOR AREA 3660 SQ FT (340 SQ M)
- CAR PARKING
- COUNTRYSIDE VIEWS
- WITHIN EASY ACCESS TO LINK ROAD
- EPC RATING C

- AVAILABLE AS A WHOLE OR SEPARATE FROM 780 SQFT
- LIFT ACCESS TO FIRST FLOOR
- EDGE OF SOUTH MOLTON LOCATION
- NEW LEASE AVAILABLE

Detached modern offices with impressive entrance on the ground floor into lobby with lift to first floor. Offices are divided into 4 segments; on the ground floor are two office areas, each with a disabled WC and shared kitchen area; this is the same layout for the first floor. The entire office is available as a whole or as separate units from areas of 750 sqft. The office benefits from electric wall heaters.

LOCATION

Situated on the edge of the market town of South Molton, the town is approximately 9 miles south east of Barnstaple and classified an area centre. Tiverton, M5 connection at junction 27 and fast train connection of Paddington is approx. 22 miles east. South Molton provides a range of services, local employment opportunities and acts as a focal point for an extensive rural area. The town's proximity to the North Devon Link road has brought improved accessibility and enhanced prospect for the economic growth of the town. The Pathfields Business Park is ideally located and is expanding with several well known names including Mole Valley Farmers and RGB Building Supplies.

AREAS

GROUND FLOOR

Net Internal Area - 173sqm (1870 sqft)
Left Office 875sqft
Right Office 780sqft

FIRST FLOOR

Net Internal Area - 166 sqm (1790 sqft)
Left Office 875sqft
Right Office 780sqft

TOTAL AREA - 3660 SQFT NET INTERNAL

LEASE TERMS

The office is available as a whole or as separate units on a new lease outside the provisions of the Landlord and Tenant Act 1954. Term of years can be agreed at negotiation.

There is a service charge to be paid to cover insurance and maintenance of the site.

RENT

For a single Office quoting rents start at £6240 per annum.

Our Client is seeking rental offers in the region of £29,280 for the entire building.

RATEABLE VALUES

We have been advised that the rateable values are as follows:
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Ground Floor - £15,750

First Floor - £16,000

Services

Mains electricity, water and drainage. Rates to be assessed.

Service Charge - A share of 14.5% of the estate service charge is applicable. Estimated annual cost of £3,091.40 to cover repairs, management, garden, insurance and lift maintenance.

Directions

On A361 from Barnstaple to South Molton, turn right at Aller Cross roundabout signposted South Molton. At next roundabout turn left to Pathfields business centre. After a short distance our board will be seen on the right, turn right into Hacche Lane.

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These particulars have been prepared for guidance only. We have not carried out a detailed survey, not tested the services, appliances or specific fittings. Floor plans are not drawn to scale unless stated, measurements and distances are approximate only. Do not rely on them for carpets and furnishings. Photographs are not necessarily current and you should not assume that contents shown are included in the sale.