

Velator Quay, Braunton,
£725 pcm

John
Smale & Co.

Chartered Surveyors | Residential & Commercial Consultants



- Lock Up Unit
- Open Plan Space
- Convenient Location
- Close to Village Centre

- Industrial and Office Use
- Parking to Front
- Flexible Terms

Unit 1 Compass House Velator Quay, Braunton, EX33 2DX

Rare opportunity for Light Industrial/Office Space in the Braunton area, located on the outskirts of the village. With close proximity to amenities and the main roads. Set in a rural location close to the Quay. Providing a lock up unit with parking to the front. Open space on the ground floor with single w.c. Stairs lead up to a good sized office space.

Suitable for a variety of uses

Main Unit

15.19m x 4.92m (49' 10" x 16' 2")

Rear Space

5.36m x 7.00m (17' 7" x 23' 0")

Side Store

3.59m x 4.87m (11' 9" x 16' 0")

Office

7.49m x 4.1m (24' 7" x 13' 5")

Total Area

Ground Floor 129sqm (1388 sqft)

Office 30.7sqm (330 sqft)

Services

TERMS - A new Lease is available for a term to be agreed by mutual arrangement

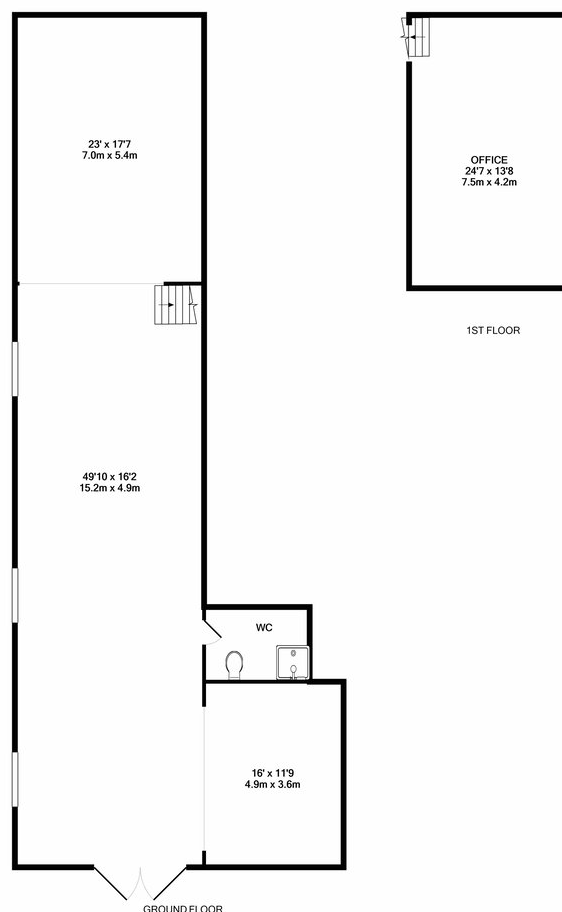
RENT - £725 per calendar month

RATES - Rateable Value £5,400

SUBJECT TO REFERENCES - We will reference all applicants, credit check etc. Application fee £75.00 to be payable

DEPOSIT -2 Months Rent

AGENT NOTE - Trading is not permitted on Sundays and Bank Holidays



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