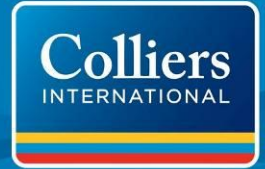


LEASEHOLD

Industrial/Warehouse Units



Contact us

Strictly by prior appointment with Colliers International, through:

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MTW Building, Old Station Road, Barnstaple, EX32 8PB

- Single storey industrial/warehouse unit
- Adjacent to the A39 linking to the A361.
- Leasehold

Colliers International
Broad Quay
BRISTOL
BS1 4DJ

www.colliers.com/uk/industrial

LOCATION

- Prominently situated close to the A39.
- The A39 links Barnstaple to the A361 and in turn, to the M5.
- Within approximately 1 mile of Barnstaple town centre.
- The immediate area is a mixture of commercial and residential.

DESCRIPTION

- Single storey industrial/warehouse unit.
- Access via five surface level loading doors.
- Internal eaves height of approximately 16 ft 3" (5m)
- Services including mains gas, water, drainage and electricity.
- Car parking.

ACCOMMODATION

The Properties have the following approximate gross internal floor areas

Ground Floor	4,468 sq ft	415 sq m
Office Accommodation	190 sq ft	17 sq m
Welfare Facilities	1,239 sq ft	115 sq m
Mezzanine	575 sq ft	53 sq m
TOTAL	6,472 sq ft	601 sq m

TENURE

The property is available on a leasehold basis for a term to be agreed.

RENT

On application.

BUSINESS RATES

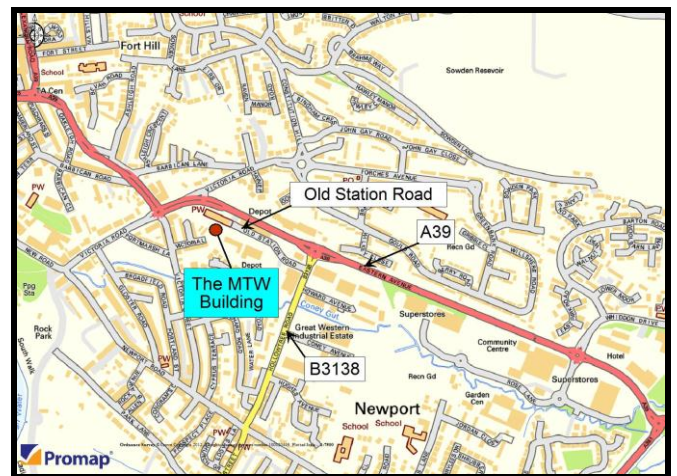
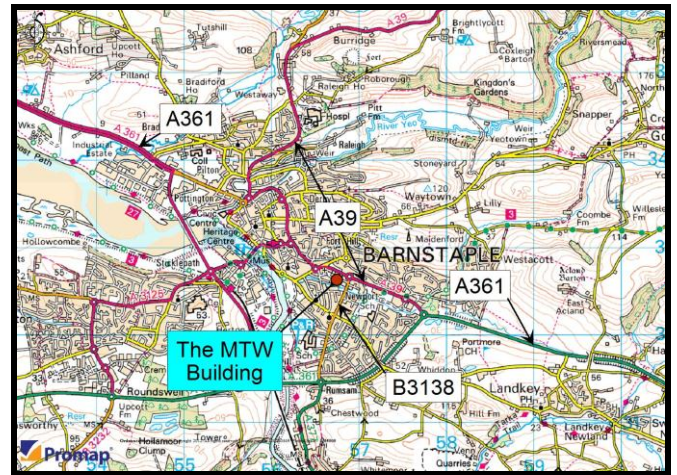
Interested parties are advised to make their own enquiries.

VAT

All figures quoted are exclusive of VAT if applicable. Interested parties are advised to make their own enquiries.

LEGAL COSTS

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



Subject to Contract October 2012

Misrepresentation Act
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04/06/2010

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