

A new development of office and industrial units ready for occupation.



5 two-storey office units
Large trade counter unit & 7 purpose built industrial units
88 Parking Spaces / 24 Lorry Spaces

Picture courtesy of Halcrow Group, Designers to Barnstaple Bypass.

Barnstaple Western Bypass - now completed



Pottington Business Park
Barnstaple

benningcourt.com

Location

Barnstaple is the regional centre for North Devon, and parts of North Cornwall, West Somerset, and Mid Devon, having a resident population of 25,000 and a catchment of over 130,000 people. It lies at the end of the North Devon Link Road, which provides a fast link to the M5 motorway at Junction 27 and mainline rail services to Paddington from Tiverton Parkway. There is also a direct rail link to Exeter on the picturesque Tarka Line.

Benning Court

Benning Court is located on Riverside Road, on the long established Pottington Business Park, just off the A361 Braunton Road. It is very close to the new Downstream Bridge over the River Taw.

Description

The development will provide a total of 22 units to be developed in two phases. Phase 1 comprises 5 two-storey office units finished to a high specification and ready for immediate occupation. A larger trade counter unit has also been developed along with 8 purpose built industrial/workshop units constructed to a shell finish with mains services connected.

A new development of office and industrial units

Construction

Units 1 - 5 Two Storey Office

- Steel frame construction
- Brick and profiled steel cladding
- Fully carpeted throughout
- Suspended ceilings
- IT trunking throughout
- Office environmental control provided by the latest high efficiency Daikin VRV air source heat pumps

Units 6 - 14

- Steel frame construction
- Profiled steel cladding
- Brick facing to 1 metre
- 10% translucent roof lights
- Roller shutter door
- Separate pedestrian access
- 6 metres to eaves

Unit rents

Units 1 - 5	£11.00 per sq ft (£102.20 per sq m)
Unit 6	£6.00 per sq ft (£64.58 per sq m)
Units 7 - 14	£7.50 per sq ft (£80.73 per sq m)

Terms

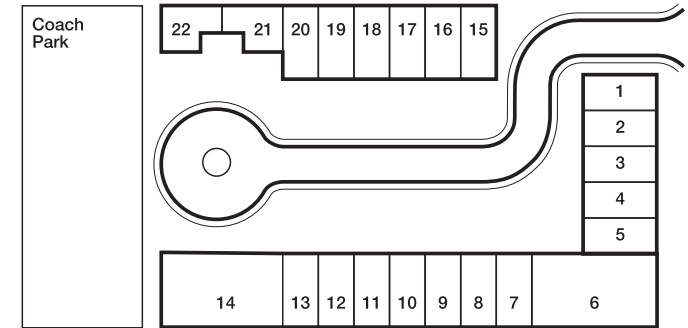
All units will be available by way of new 10 year full repairing and insuring leases.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

Vat will be charged in respect of this transaction.



Unit	Use	Unit Area	
		sq m	sq ft
1- 5	Offices - Ground Floor	136	1464
	- First Floor	136	1464
6	Trade Counter/Industrial	466	5016
7-13	Industrial/Workshop	136	1464
14	Let to Stagecoach		

Viewing

By prior appointment with the joint sole agents



Turner Locker Barnfield
Southernhay Lodge
Barnfield Crescent
Exeter EX1 1QT
Tel. 01392 490021
email. admin@turner-locker.co.uk



Cowling Commercial
Commercial House
11 The Strand
Barnstaple, North Devon
Tel. 01271 375555
email. sales@cowling-commercial.co.uk

