



1,500 sq ft STORAGE / WAREHOUSE UNIT TO LET



**UNIT F PILLAND BUSINESS PARK,
PILLAND WAY, POTTINGTON, BARNSTAPLE,
NORTH DEVON EX31 1QW**

RENT: £8,000 p.a.x

THE SITUATION

The property is situated near the junction of Pilland Way and Riverside Road on the Pottington Industrial Estate adjacent to the A361 and the new downstream bridge.

THE PROPERTY AND CONSTRUCTION

The unit provides a GIA of 1500 sq ft (140.2 sq m) of clear span warehousing. Specification includes roller shutter door (8'), carpet, insulated roof with translucent panels and strip lighting, mezzanine (340 sq ft) and toilet.

To the front of the unit is a parking apron.

THE PROPOSAL

Our client is offering a new lease term based on a rent of £8,000 p.a.x.

RATEABLE VALUE: £5,400.

TIMING:

The unit is available for occupation from 1st February 2020

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