



FIRST FLOOR TOWN CENTRE OFFICE SUITE TO LET



16 TULY STREET,

BARNSTAPLE, NORTH DEVON EX31 1DH

RENT: £11,500 p.a.x.

** Convenient town centre location*

** Suite of 4 secure first floor offices **

** Central heating * Fire alarm system **

** Suite extending to c. 800 sq ft * Flexible lease terms **

** Services: All mains connected * Rateable Value: £7,900 **

THE SITUATION

The premises are located on Tuly Street adjacent to the main town centre car park on the approach to Marks & Spencer and within a few yards of the High Street.

THE PROPOSAL

A new lease term by negotiation. A service charge will be levied if the premises are sub divided.

LEGAL COSTS

Each party to bear their own legal expenses. The incoming Tenant will be required to provide one month's rent deposit, one month rent in advance and £500 towards letting fees.

THE ACCOMMODATION

FIRST FLOOR LANDING

RECEPTION AREA

10' x 9' space for desk etc.

INNER LANDING

With glazed partitioned office.

OFFICE 2

13' x 12'

OFFICE 3

16' x 10'

OFFICE 4

16' x 13' feature fireplace, double glazed window with front aspect.

KITCHEN

11' x 9' with fitted eye and base level storage units, gas boiler and diffused strip light.

OFFICE 5

21' x 18' cat 11 lighting, 2 double glazed windows with front aspect.

TOILETS

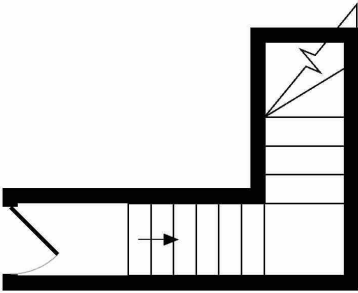
Ladies and Gents with low level W.Cs and basins.



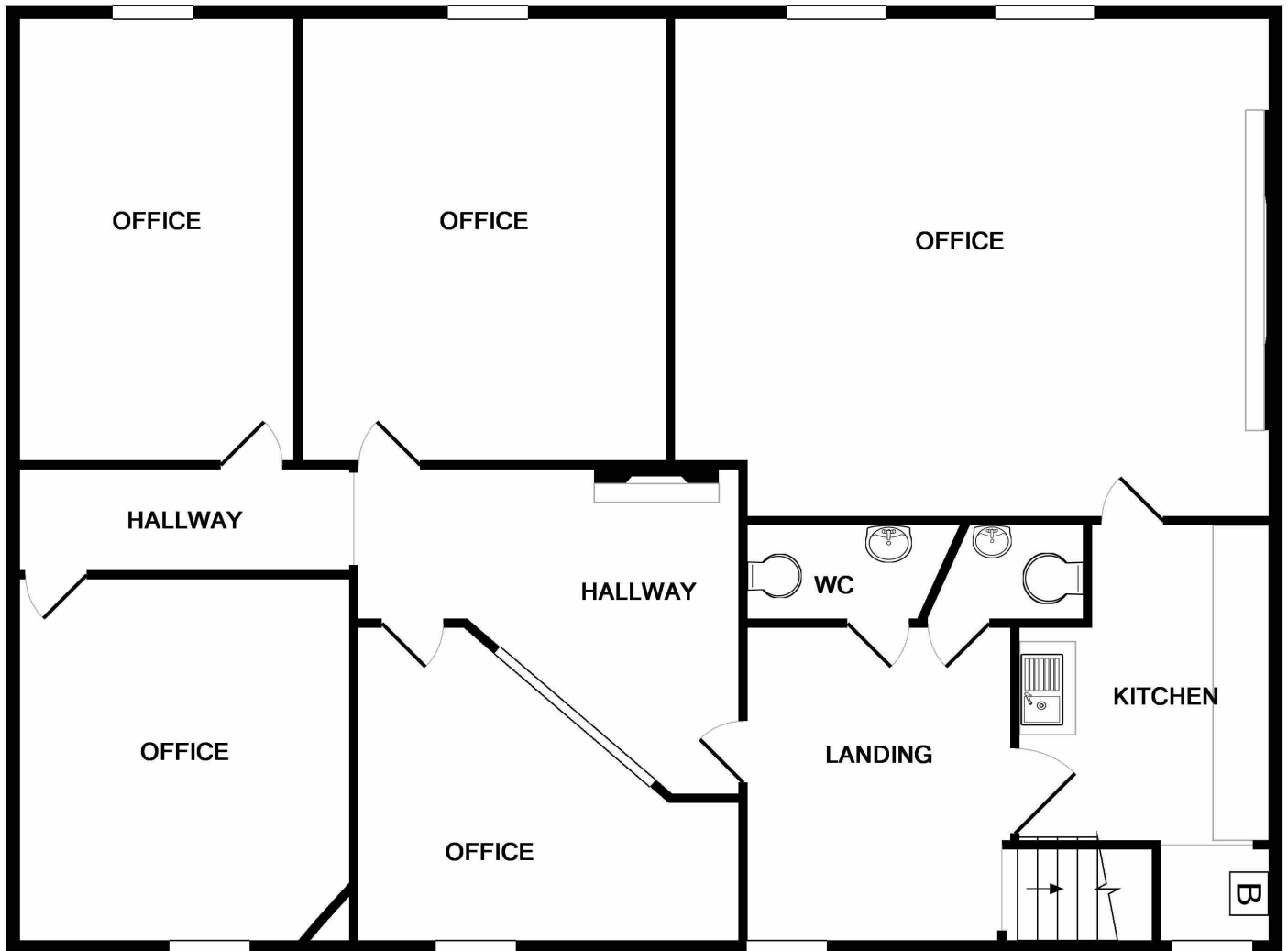
TOTAL APPROX. FLOOR AREA 1512 SQ.FT. (140.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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GROUND FLOOR
APPROX. FLOOR
AREA 47 SQ.FT.
(4.3 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 1465 SQ.FT.
(136.1 SQ.M.)

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