



HIGH SPECIFICATION INDUSTRIAL / WAREHOUSE UNIT TO LET

7 BRANNAM CRESCENT, ROUNDSEWELL,
BARNSTAPLE, NORTH DEVON EX31 3TD

1028 SQ FT WAREHOUSE & 1165 SQ FT FITTED MEZZANINE
RECEPTION, WAREHOUSE, SHOWROOMS AND OFFICE
GIA 2342 SQ FT
KITCHEN, TOILETS, SERVER ROOM ETC
NETWORKING, PHASE 3, ALARMS ETC

RENT: £13,500 p.a.x

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THE SITUATION

The property occupies a bold corner plot on Brannam Crescent just off the A39 / A361 Link Road on the Roundswell Industrial / Business Park. To the entrance of this part of the estate is McDonalds and Toyota Car Showroom. Other nationals in the immediate vicinity include Carpetright and Costa.

THE PROPERTY AND CONSTRUCTION

End of terrace industrial unit with brick facing and insulated profiled cladding to all external elevations under a pitched insulated roof with approximately 10% translucent roof panels. The unit is fitted internally to include ground floor kitchen and toilet (disabled access) facilities and mezzanine floor providing showrooms and offices. There is a 3 phase power supply.

The unit provides a GIA of 2342 sq ft (217 sq m) comprised of warehouse of 1028 sq ft, mezzanine floor of circa 1165 sq ft. The unit has two access points either via the roller shutter door or the double glazed personnel entrance door, both located at the front of the premises. There is also a car parking area to the front of the unit. Rear personnel door.

THE PROPOSAL

Our client is inviting offers for a new leasehold term.

SERVICES

Mains water, electricity, drainage, telephone connection.

THE ACCOMMODATION

RECEPTION

WAREHOUSE

13' roller shutter door, power floated floor, insulated ceiling with lighting and 3 phase electricity. Separate **KITCHEN** and DDA compliant **TOILET**.

FIRST FLOOR

Currently laid out as 3 separate showrooms and office.

N.B The office accommodation could be re-configured to suit requirements.

KITCHEN

Storage units and sink. Separate server room beyond.

TOILET

Close coupled w.c and basin.



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