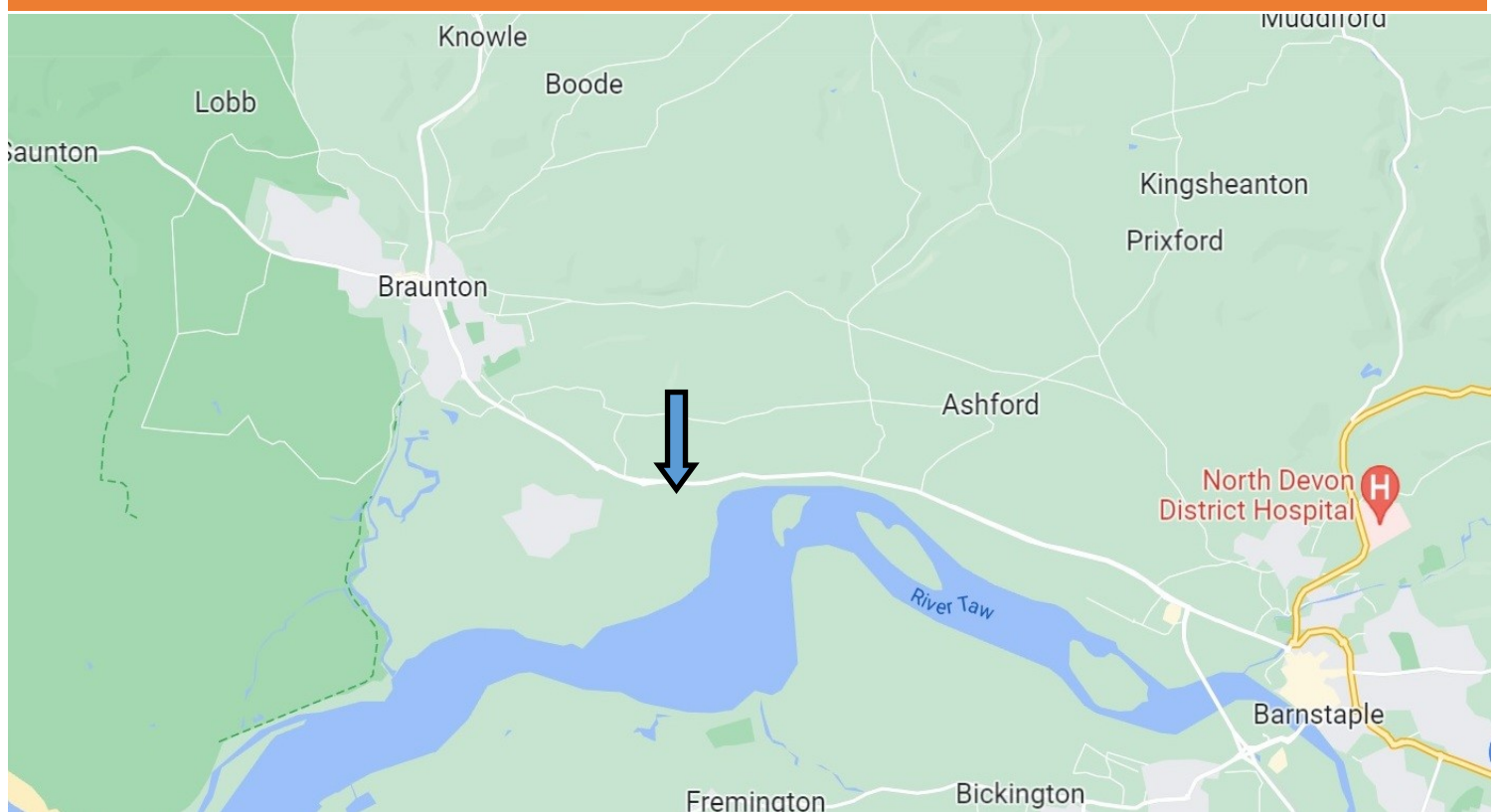




## IDEALLY LOCATED INDUSTRIAL/BUSINESS UNIT TO LET







**1550 sq ft Industrial Unit**  
**2,500 sq ft parking/display**  
**Ideally located on A361**  
**3 phase (100 amp per phase) supply**

**RENT: £13,000 p.a.x**

#### **LOCATION**

Semi-rural, estuary side location with good networking via the A361.

#### **DESCRIPTION**

A stand-alone industrial/business unit of c.1550 sq ft (143 sq m) of traditional construction having pitched roof, part clad, brick and block elevations, sliding door, 3 phase (100 amp per phase) supply and separate toilet.

To the outside is an extensive parking/storage/display area of c.2,500 sq ft (c.234 sq m)

#### **LEASE TERMS**

A new lease is available on FRI terms (minimum term 3 years).

#### **BUSINESS RATES**

TBC.

**01271 377333**

F: 01271 326362 [sales@wright-commercial.co.uk](mailto:sales@wright-commercial.co.uk)  
19 Cross Street, Barnstaple, Devon, EX31 1BD