

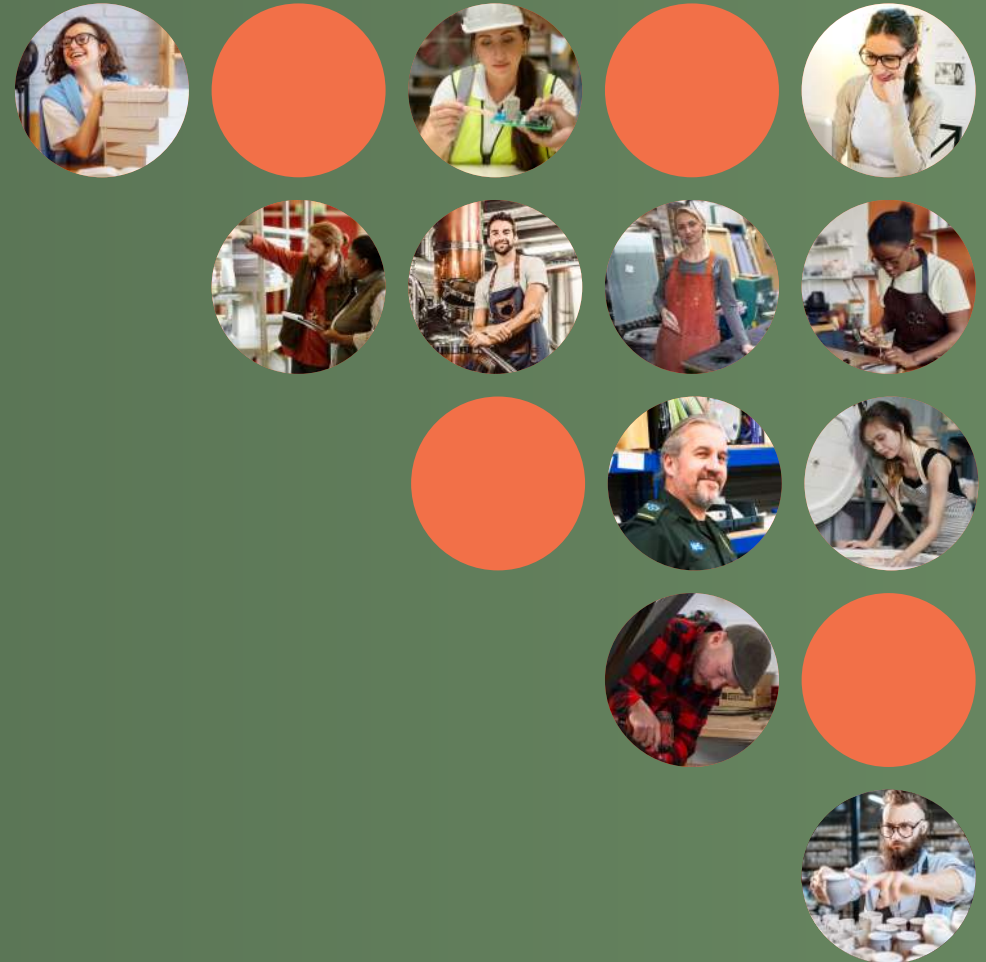


Roundswell

MULTIFUNCTIONAL BUSINESS UNITS

FOR SALE

from 1,000 sq.FT to 16,000 sq.FT



Roundswell Enterprise Park, Barnstaple

FOOTBRIDGE



A39



LOCATION

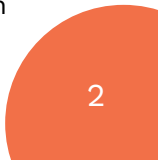
Roundswell Enterprise Park is conveniently positioned next to the A39 between Barnstaple and Bideford, serving as a key location for business distribution and manufacturing. Its strategic placement next to the North Devon Link Road offers direct links to Junction 27 on the M5 to the south-east, and to locations along the coast via the A39 "Atlantic Highway".



About 77,000 economically active adults in local area



On A39/A361 North Devon Link Road linking to M5 J27



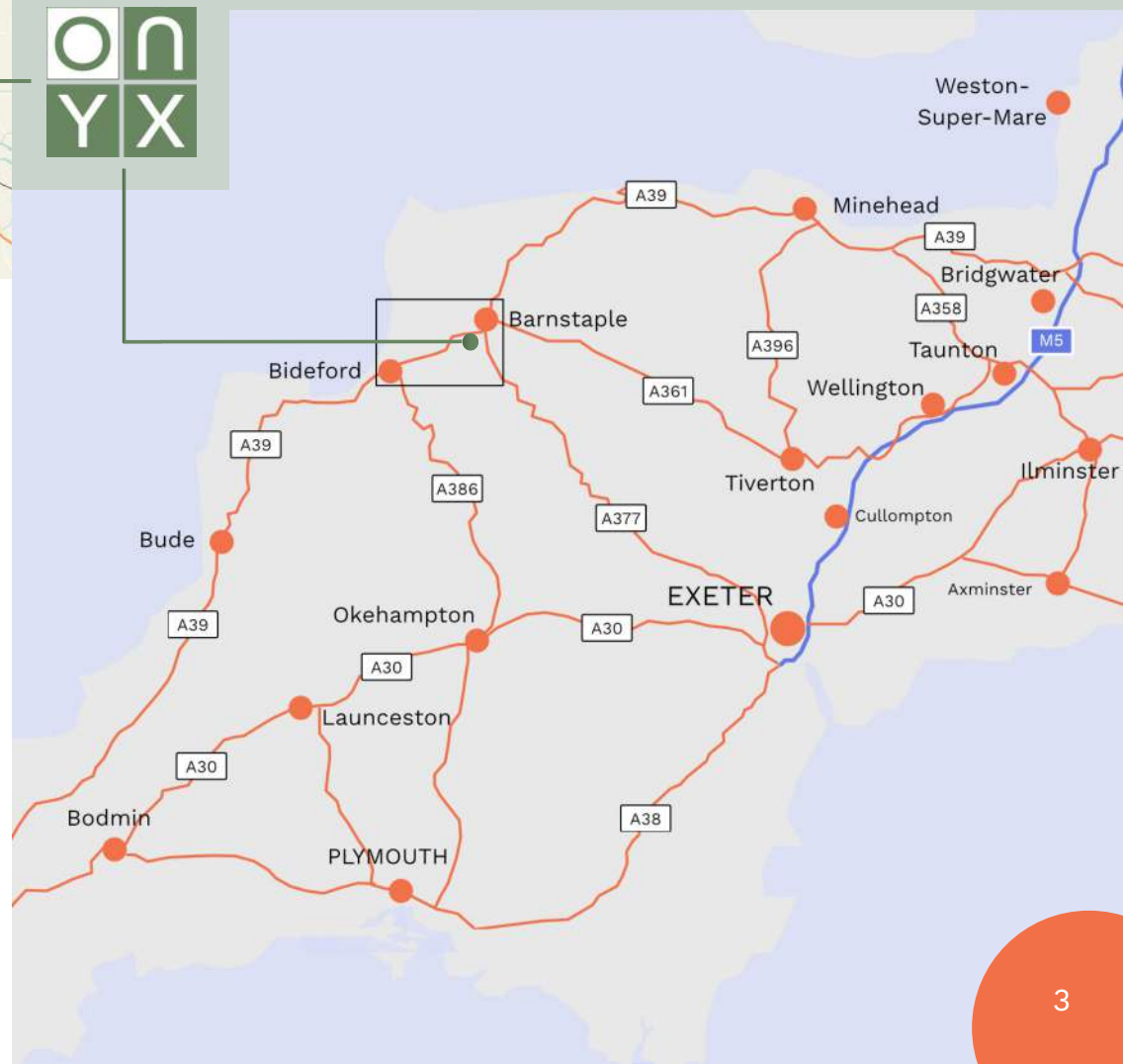


TRANSPORT AND INFRASTRUCTURE

Strategically situated next to the A39 between Barnstaple and Bideford, the site provides excellent access for the north Devon coast, across the south west and to the M5 J27 which is 37 miles to the south-east.

Exeter Airport is 53 miles and Bristol Airport is 88 miles away. Tiverton Parkway railway station is 39 miles away or about an hours drive.

 Roundswell Enterprise Park | Barnstaple



CITIES

- Exeter 41 miles
- Plymouth 59 miles
- Bristol 98 miles
- Birmingham 179 miles
- London 215 miles

TOWNS

- Bideford 7.5 miles
- Okehamton 29 miles
- Tiverton 32 miles
- Bude 32 miles
- Tiverton 32 miles
- Bridgwater 61 miles

ROADS

- M5 J27 37 miles
- M4/M5 99 miles

TRANSPORT

- Barnstaple Station 2.3 miles
- Tiverton Parkway 39 miles
- Exeter Airport 53 miles
- Bristol Airport 88 miles

AMENITIES

- Sainsbury's Superstore 0.5 miles
- Barnstaple Town Centre 2.5 miles

ACCOMMODATION

29 units for user Classes E Part G, B2 and B8 (manufacturing, general industrial, offices, warehousing and distribution uses).

Units can be provided with a number of configurations and specifications. Our standard configurations are:

- Type 1 unit is a single floor shell unit, with full height access for a custom fit out.
- Type 2 unit has a 500 SQ.FT mezzanine, staircase and Doc M W.C fit out*. This is the perfect starter unit to allow office/storage on the first floor.
- Type 3 unit benefits from a full length 960 SQ.FT mezzanine, staircase and Doc M W.C fit out*, suited to the multifunctional occupier.

*Doc M W.C provided in Type 2 and 3 units includes a W.C, hand basin, electric boiler, ventilation, light and protective flooring.

The configurations and availability of each unit can be provided upon request.

FLOOR AREAS

	Ground (SQ.FT)	First (SQ.FT)	Total (SQ.FT)	Total (SQ M)
Type 1	1,000	0	1,000	93
Type 2	1,000	500	1,500	139
Type 3	1,000	960	1,960	182



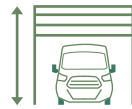
5.6 - 7 m high front eaves



20 KN/M2 floor loading



2 spaces plus loading bay



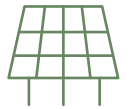
Full height roller door



BREEAM excellent



Openreach fibre



Solar PV on each unit



EV charging and solar PV



Target EPC A or higher



Low carbon build strategy



Waste reduction & recycling



Landscaped for biodiversity



Local amenities



3 phase electric

CUSTOMER JOURNEY



PERMITTED USE

Detailed planning permission permits manufacturing, general industrial, offices, warehousing and distribution uses under Classes E Part G, B2 and B8. Interested parties should make further enquiries through the planning department in connection with their own proposed use of the premises.

TENURE

The units are available to purchase on a freehold basis.

RATEABLE VALUE

To be assessed following practical completion.

SERVICE CHARGE

The premises are subject to a service charge in respect of the upkeep, management and maintenance of common parts within the estate and estate road.

VAT

Unless otherwise stated, terms are strictly exclusive of Value Added Tax and interested parties must satisfy themselves as to the incidence of tax in the subject case.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in the transaction.





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ESTATES

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