

To Let

On the instructions of



Mapeley



First and Second Floor Offices

**Northbank House
North Street
Bideford
EX39 2NX**

1,700 – 8,300 sq ft (158 - 771 sq m)

Purpose built town centre offices available on flexible terms with parking

alder king

Bristol 0117 317 1000
Swindon 01793 615477

London 020 7493 9151
Taunton 01823 444879

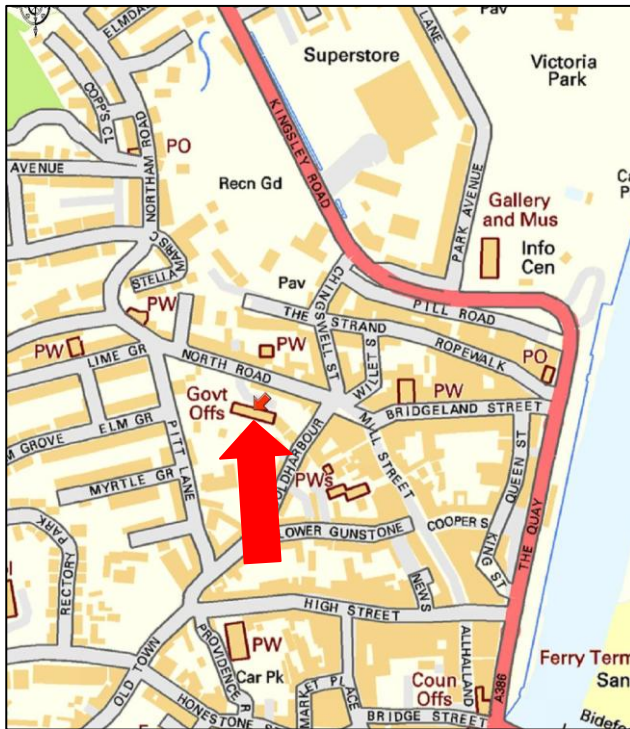
Cardiff 029 2022 0000
Exeter 01392 353080

Gloucester 01452 623290
Truro 01872 222174

PROPERTY CONSULTANTS

Location

The premises are located in the centre of Bideford, within walking distance of the main shopping area and quayside. Bideford is the main town within Torrington district and accessed via the A39 trunk road, approximately 8 miles west of Barnstaple.



Description

Northbank House is a purpose built office building arranged over 3 floors. Internally the premises provide a combination of open plan office space and cellular rooms and include carpeted flooring, power and data trunking, WC facilities and kitchens on both floors. Externally there is parking available.

The ground floor is presently occupied by the Job Centre.

Accommodation

First Floor	4,140 sq ft (385 sq m)
Second Floor	4,170 sq ft (387 sq m)
Total	8,310 sq ft (772 sq m)

The accommodation is capable of sub division and suites are available from 1,700 sq ft (158 sq m). For further information, discuss with the agents. All measurements are approximate Net Internal Areas.

Terms

The premises are available by way of a new lease for a term to be agreed, drawn on contributory full repairing and insuring terms.

Rent

£7.50 per sq ft exclusive of business rates, service charge and all other outgoings payable quarterly in advance.

Business Rates

Enquiries of the Valuation Office website indicate that the building is rated under a single assessment. The rating assessment will need to be recalculated upon occupation of a new tenant and interested parties are advised to discuss with the Valuation Office direct for further enquiries (01271 396300).

Legal Costs

Each party to bear their own legal costs involved in the transaction.

VAT

Under the Finance Acts 1989 and 1997, VAT may be levied on the Rent/Sale price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

The Code for Leasing Business Premises in England and Wales 2007

Please see www.leasingbusinesspremises.co.uk

Asbestos Regulations

It is the responsibility of the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining it to comply with the Control of Asbestos Regulations 2006 (CAR 2006). The detection of asbestos and asbestos related compounds is beyond the scope of Alder King and accordingly we recommend you obtain advice from a specialist source.

SUBJECT TO CONTRACT

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Viewing Arrangements/Further Information

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