



**Lambert
Smith
Hampton**

01392 880180
www.lsh.co.uk

To Let

Offices

Second Floor Offices in the Town Centre

Northbank House, North Street, Bideford EX39 2NX



- 1,700 - 4,170 Sq Ft (158 - 387 Sq M)
- Close proximity to local amenities
- Flexible lease terms available
- Secure parking

Lambert Smith Hampton

Lynx House, Pynes Hill, Exeter EX2 5JL T +44 (0)1392 880180

Northbank House, North Street, Bideford EX39 2NX

Location



Northbank House is located in the centre of Bideford, within a c.2 minute walk to the main shopping area where a variety of local shops and well know high street brands can be found. The quay is a c.5 minute walk from the property.

Bideford falls within the Torridge District Council and is easily accessed via the A39 trunk road, which is c.9 miles West of Barnstaple.

Description

Northbank House is a purpose built office building providing three floors of accommodation. The property is accessed via a security gate off North Street leading to the car park. Steps and a ramp provide access to the main door of the property. The property also benefits from the following specification:

- Fitted office accommodation
- Central heating
- Perimeter trunking, including power and data
- Kitchenette
- Male & female WC facilities on each floor
- Communal garden to the rear of the property
- Allocated parking

Accommodation

The available accommodation is a mixture of cellular and open plan office accommodation with fantastic views over the River Torridge. The accommodation can be sub divided into smaller units available from 1,700 sq ft (158 sq m). All measurements are approximate Net Internal Areas (NIA).

Net Internal Area	Sq ft	Sq m
Second Floor	4,170	387
Total	4,170	387

VAT

All prices, premiums and rents etc. are quoted exclusive of VAT at the prevailing rate.

Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

Business Rates

For business rates information please contact Torridge District Council's Business Rates department on 01237 428700. Alternatively visit www.voa.gov.uk.

Terms

The property is available on the basis of a new effective full repairing and insuring lease on flexible terms to be agreed.

EPC

The building has an EPC rating of C(64). Certificate available upon request.

Viewing and Further Information

Viewing strictly by prior appointment with the agent:

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November 2015

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