



Barnstable Western Bypass - Scheduled for completion in Spring 2007

Picture courtesy of Halcrow Group, Designers to Barnstable Bypass.

A new development of office and industrial units ready for occupation in spring 2007.



5 two-storey office units
Large trade counter unit & 9 purpose built industrial units
88 Parking Spaces / 24 Lorry Spaces




benningcourt
Pottington Industrial Estate
Barnstable

Location

Barnstaple is the regional centre for North Devon, and parts of North Cornwall, West Somerset, and Mid Devon, having a resident population of 25,000 and a catchment of over 130,000 people. It lies at the end of the North Devon Link Road, which provides a fast link to the M5 motorway at Junction 27 and mainline rail services to Paddington from Tiverton parkway. There is also a direct rail link to Exeter on the picturesque Tarka Line.

Benning Court

Benning Court is located on Riverside Road, on the long established Pottington Industrial Estate, just off the A361 Braunton Road. It will be very close to the new Downstream Bridge over the River Taw, also scheduled for completion in Spring 2007.

Description

The development will provide a total of 29 units to be developed in two phases. Phase 1 will comprise 5 two-storey office units finished to a high specification and ready for immediate occupation. A larger trade counter unit will also be developed along with 9 purpose built industrial/workshop units all to be constructed to a shell finish with mains services connected.

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Construction

Units 1 - 5 Two Storey Office

- Steel frame construction
- Brick and profiled steel cladding
- Fully carpeted throughout
- Suspended ceilings
- IT trunking throughout

Units 6 - 15

- Steel frame construction
- Profiled steel cladding
- Brick facing to 2 metres
- 10% translucent roof lights
- Roller shutter door
- Separate pedestrian access
- 6 metres to eaves

Unit rents

Units 1 - 5	£11.00 per sq ft (£102.20 per sq m)
Unit 6	£6.00 per sq ft (£64.58 per sq m)
Units 7 - 15	£7.50 per sq ft (£80.73 per sq m)

Terms

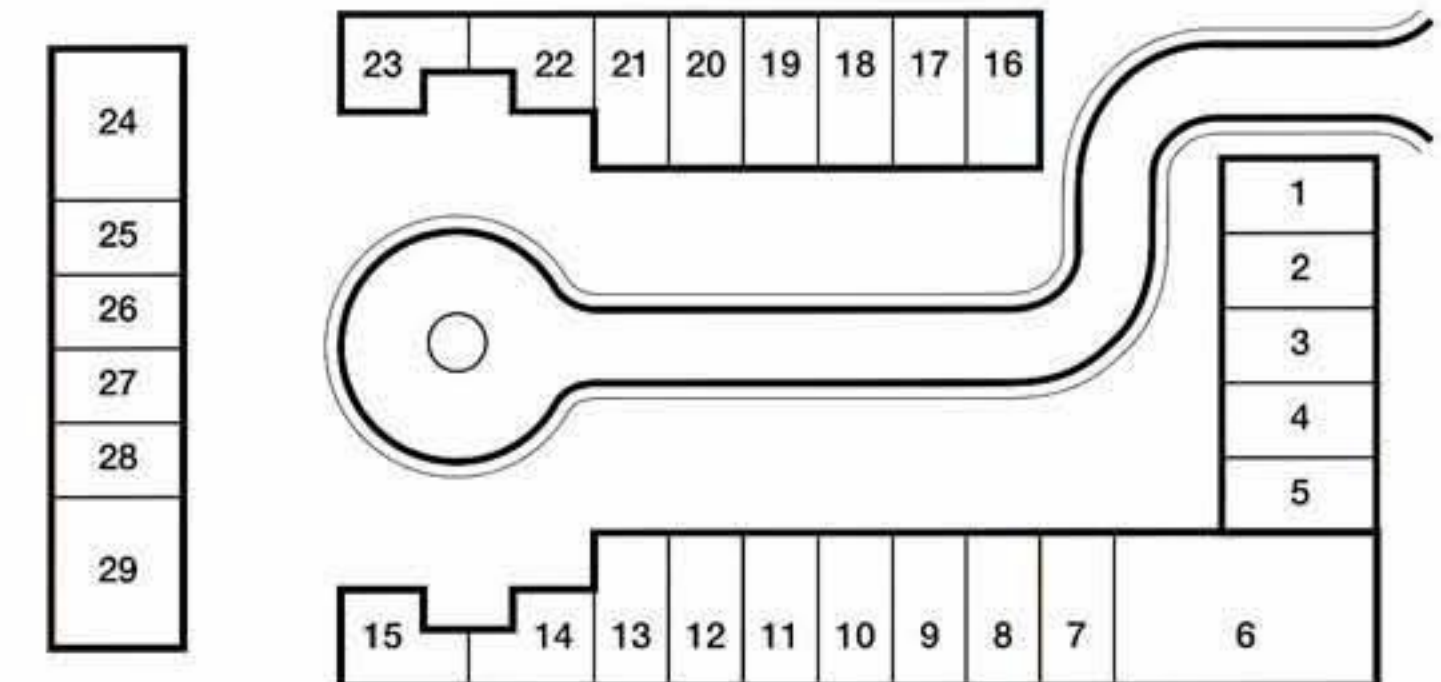
All units will be available by way of new 10 year full repairing and insuring leases.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

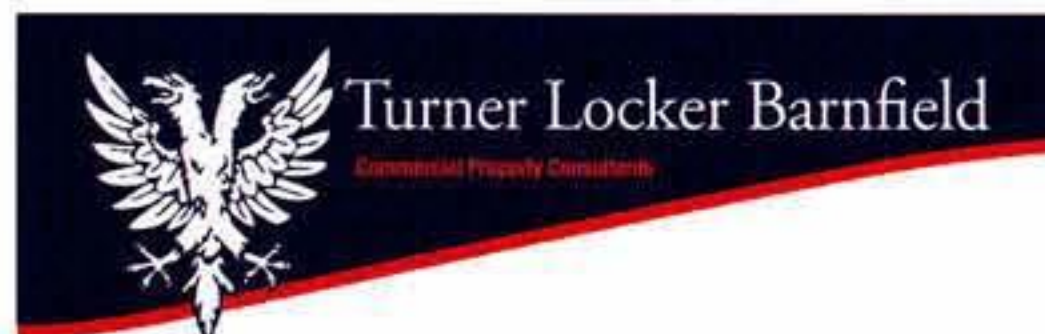
Vat will be charged in respect of this transaction.



Unit	Use	Unit Area	
		sq m	sq ft
1- 5	Offices - Ground Floor	126	1364
	- First Floor	126	1364
6	Trade Counter/Industrial	466	5016
7-13	Industrial/Workshop	126	1364
14-15	Industrial/Workshop	130	1400

Viewing

By prior appointment with the joint sole agents



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Southernhay Lodge
Barnfield Crescent
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