

TO LET

Modern Trade / Warehouse Unit

# Lauder Lane Trade Park

Unit 6, Roundswell Business Park,  
Barnstaple, Devon EX31 3TA



HECTOR PEARCE

Intelligent real estate

5,191 sq ft / 482.2 sq m

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## SUMMARY

- 3 Phase Electricity
- 5.40m eaves rising to 8.40m at the apex
- Loading door of width (4.49m) and height (4.50m)
- Office accommodation
- Parking for 16 cars

## LOCATION AND SITUATION

Barnstaple is the principal commercial centre for North Devon, serving a catchment of over 40,000 people plus surrounding villages. Excellent road links via the A361 connect directly to the M5 (Junction 27), complemented by regular rail services to Exeter and easy access to Exeter Airport. The town is strategically positioned close to key coastal and market towns including Bideford, Ilfracombe, and Woolacombe, reinforcing its role as the region's primary trading hub.

The property is situated within Lauder Lane, just off the A39 / A361 Link Road, on Roundswell Business Park. Nearby occupiers include Pochin, Euro Car Parts, Roundswell Toyota, McDonalds and Sainsburys.

## DESCRIPTION

Unit 6 is an end-terrace unit of steel portal frame construction with profile clad / brick elevations beneath a single pitched roof arranged over ground and first floors. The unit is arranged as open plan warehouse with office accommodation and generous forecourt parking to the front of the building. The property benefits from 5.40m eaves rising to 8.40m at the apex and a loading door of width (4.49m) and height (4.50m).

## ACCOMMODATION

Comprising the following Gross Internal (GIA) Floor Areas:

	M <sup>2</sup>	FT <sup>2</sup>
Warehouse	445.8	4,799
Office	36.4	392
<b>Total</b>	<b>482.2</b>	<b>5,191</b>

## TERMS

The property is available by way of new commercial lease to be held on a full repairing and insuring basis.

## EPC

The Energy Performance Certificate for the property is rated D with a score of 89.

## BUSINESS RATES

Occupiers are advised to make enquiries with the Valuation Office Agency regarding business rates. <https://www.gov.uk/find-business-rates>

## LEGAL COSTS

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

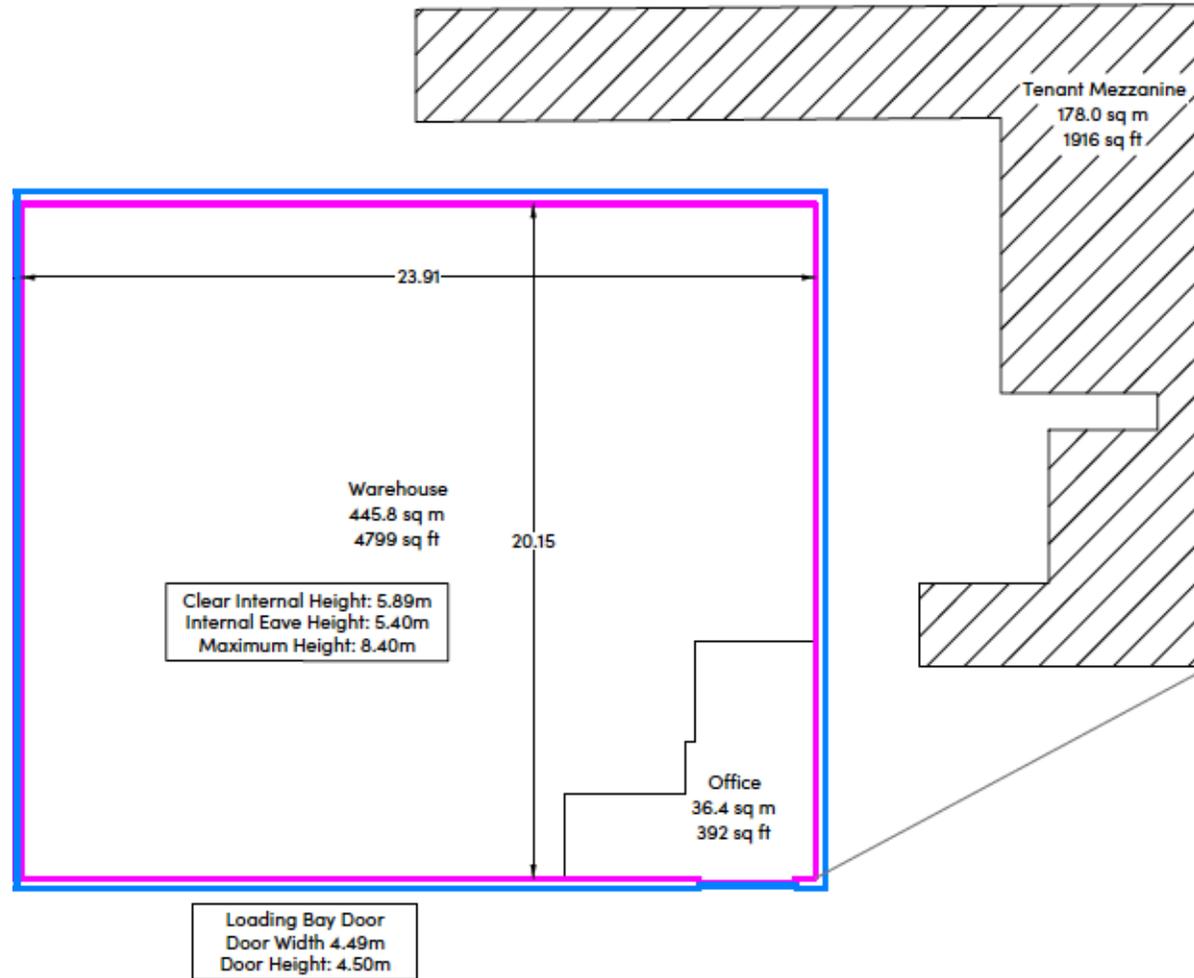
## VAT

VAT is applicable, at the prevailing rate.

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## FLOOR PLAN



Unit 6

GEA	GIA
506.4 sq m	482.2 sq m
5451 sq ft	5191 sq ft

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## ANTI-MONEY LAUNDERING

Anti-money laundering ('AML') legislation require estate and letting agents to verify the identities of parties involved in property transactions and to determine the legality of funds supporting a property transaction. A party interested in this property transaction must provide certain AML information and documents to the landlord's agent. This also includes documents on those who may run and own the interested party, or the ultimate beneficiary of the property transaction.



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