

FOR SALE / TO LET

Prominent Warehouse / Showroom and Trade Counter Premises

Upcott Avenue

Pottington Business Park, Barnstaple,
Devon EX31 1HN





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KEY FEATURES

- 11,068 sq ft (1,028.2 sq m)
- Prominent position on Pottington Business Park
- Eaves height of up to approximately 6.3m
- 16 dedicated car parking spaces
- Suitable for a range of trade, industrial, warehouse and showroom uses
- Established commercial location with a strong mix of national and local occupiers
- Approximately 1 mile from Barnstaple town centre
- Excellent access to the A361 North Devon Link Road
- Available immediately

THE OPPORTUNITY

A substantial and versatile commercial property providing approximately 11,068 sq ft (1,028.2 sq m) of accommodation.

The property comprises two intercommunicating buildings arranged to provide a combination of showroom/trade counter and warehouse accommodation, offering occupiers flexibility to accommodate a range of operational requirements.

The warehouse element provides eaves heights of up to approximately 6.3 metres, providing excellent volume for storage and distribution purposes. Access is via a pedestrian glazed entrance and roller door measuring 3.51 m x 4.30 m. The property is now vacant and available for immediate occupation, providing an excellent opportunity for an occupier seeking a sizeable commercial premises within an established North Devon business location.



ACCOMMODATION

The accommodation is arranged predominantly at ground floor level and comprises:

	Sq ft	Sq m
Ground Floor	11,068	1,028.20
Total	11,068	1,028.20

The property also benefits from 16 dedicated car parking spaces. Areas are approximate and should be independently verified.

LOCATION

Barnstaple is the principal commercial, administrative and economic centre of North Devon, located approximately 34 miles north-west of Exeter and 9 miles east of Bideford. The town serves as the principal employment and retail centre for the wider North Devon area and benefits from significant levels of tourism throughout the year.

Road communications are excellent, with the A361 North Devon Link Road providing a direct connection to Junction 27 of the M5 motorway. The A377 also provides a direct route towards Exeter.

The property is situated on Pottington Business Park, approximately one mile from Barnstaple town centre. The estate is an established commercial location accommodating a wide variety of industrial, trade counter, retail and service occupiers.

Occupiers in the surrounding area include Booker Cash & Carry, Jewson, Screwfix, F1 Autocentres, Nissan, Co-op Food, Burger King and Howdens, creating a strong commercial environment and established customer base.



PROPERTY

The property comprises two intercommunicating buildings providing a combination of showroom/trade counter and warehouse accommodation.

The accommodation offers a flexible layout capable of being adapted to suit an occupier's particular operational requirements.

The warehouse accommodation benefits from up to approximately 6.3m eaves height, making the property particularly suitable for businesses requiring storage capacity, stockholding or distribution space.

The combination of showroom and warehouse accommodation also provides an opportunity for occupiers requiring both customer-facing and operational space within the same premises.

The property benefits from 16 dedicated car parking spaces, providing useful customer and staff parking directly associated with the premises.

EPC

EPC Rating: C (66)

A copy of the EPC is available upon request.

TERMS

The property is available for sale or to let by way of a new lease for a term to be agreed.

VAT

VAT is applicable.

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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 vendor's agents. 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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