



SELF CONTAINED RIVERSIDE OFFICE SUITE TO LET

1 ROLLE QUAY HOUSE, ROLLE QUAY, BARNSTAPLE, NORTH DEVON EX31 1JE

RENT: £10,000 p.a.x.

Self contained first floor suite of offices c.1700 sq ft

Overlooking the River Taw

Adjacent to public car park

Reception room, meeting & office rooms

Toilet & kitchen facilities

Available for immediate occupation

Level walk to town's High Street

Services : All mains connected

Rateable Value : £13,750

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19 Cross Street, Barnstaple, Devon, EX31 1BD

THE SITUATION

The property is situated on Rolle Quay overlooking the River Taw. Rolle Quay is a short level walk from the town centre and only few minutes walk away from the town's High Street. There is a public car park along Rolle Quay and permits are available from North Devon Council.

THE ACCOMMODATION

Self contained ground floor entrance with security intercom with stairs leading to:-

FIRST FLOOR

MAIN RECEPTION AREA

17'7 x 17'4 (5.40m x 5.30m) Radiator heating, carpet, suspended ceiling with inset strip lighting, security intercom.

KITCHEN

19'7 x 12'4 (6.00m x 3.80m) Eye and base units, work top, stainless steel single drainer sink, space for table etc.

COMMS ROOM

9'8 x 4'9 (3.00m x 1.50m) Phone system which we understand has circa 12 extensions

TOILETS

2 cubicles with low level w.cs, 2 pedestal hand basins.

OFFICE 1

12'1 x 10'1 (3.70m x 3.10m) Radiator heating, carpet, suspended ceiling, inset strip lighting, overlooking the River Taw

OFFICE 2

12'8 x 9'2 (3.90m x 2.80m) Carpet, radiator heating, suspended ceiling, inset strip lighting, overlooking the River Taw

OFFICE 3

20'7 x 11'8 (6.30m x 3.60m) Carpet, radiator heating, suspended ceiling, inset strip lighting, overlooking the River Taw

OFFICE 4

22'10 x 17'10 (6.95m x 5.45m) Carpet, radiator heating, false ceiling, sunk strip lighting, fire escape

STORE ROOM

10'1 x 7'10 (3.10m x 2.50m) Carpet, shelving, suspended ceiling.

